

THE ATRIUM BUILDING

FIRST CLASS OFFICE & RETAIL SPACE

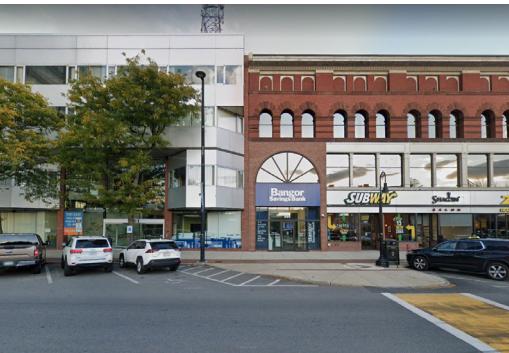
AVAILABLE FOR LEASE

135 - 11,339 SF



977-1001 Elm Street | Manchester, NH

The Atrium building offers first-class office and retail space in the heart of Downtown Manchester. The property is easily accessible, and highly visible, as it sits only a short distance from Interstate 293 and the F.E. Everett Turnpike, along Elm Street. With an address in such a thriving area, its tenants enjoy dozens of amenities within walking distance, including restaurants, banks, cafes, hotels, outdoor spaces and much more.



Specifications:

TYPE OF CENTER:

Professional Office Building with Street-Level Retail

GROSS LEASABLE AREA:

54,840

PARKING:

City of Manchester Parking Garages & Surface Lots

FIRE PROTECTION:

Fully Sprinklered

HVAC:

Natural Gas-Fired Boiler
Roof Top Cooling Tower

FIBER:

Comcast

SEWER/WATER:

Manchester Water Works

POWER:

Public Service of New Hampshire

GAS:

Liberty Utilities

Amenities:

- Prominent Elm Street address with High Visibility in Downtown
- Exposed Brick & Beam Interior with a 3 Story Central Atrium allowing Ample Natural Light throughout the Property
- Bangor Savings Bank, Insomnia Cookies, Zoo Health Club on-site
- On-site Maintenance Staff
- Direct Access to Major Highways & Manchester-Boston Airport

Green Initiatives:

- Plate and Frame Heat Exchanger
- T-8 Efficient Lighting
- Programmable Thermostats
- City of Manchester – Recycling Program
- Recycling of used Bulbs, Ballasts and Batteries

Availabilities:

1st Floor:

Suite 103:	2,230 SF**
Suite 105D:	135 SF
Suite 106A:	140 SF
Suite 106F:	159 SF
Suite 106L:	205 SF

**Retail Space

2nd Floor:

Suite 202:	2,415 SF*
Suite 203:	2,370 SF**
Suite 205:	2,589 SF**
Suite 207:	2,382 SF*

*Contiguous up to 4,797 SF

**Contiguous up to 4,959 SF

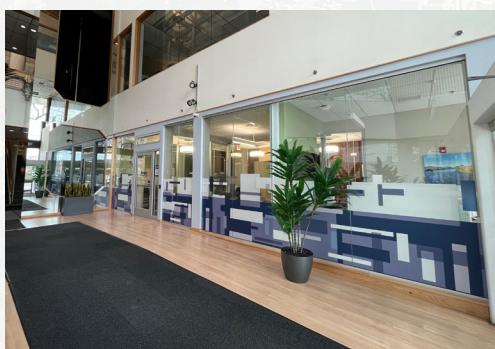
3rd Floor:

Suite 303:	4,400 SF*
Suite 304:	5,722 SF*
Suite 305:	1,757 SF*

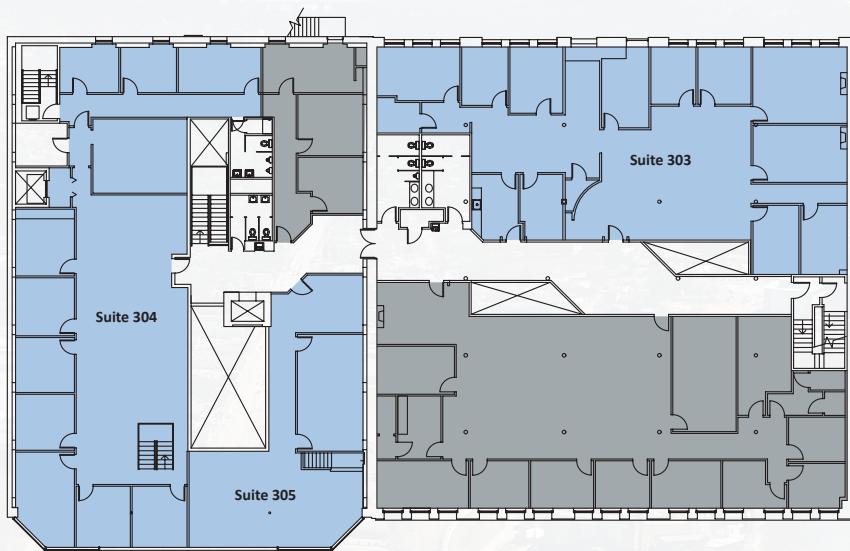
*Contiguous up to 11,339 SF

4th Floor:

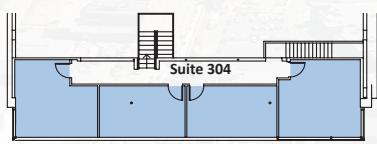
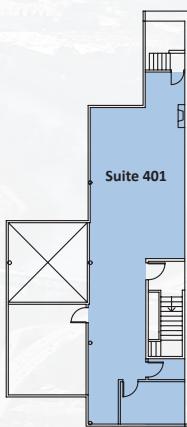
Suite 401:	1,755 SF
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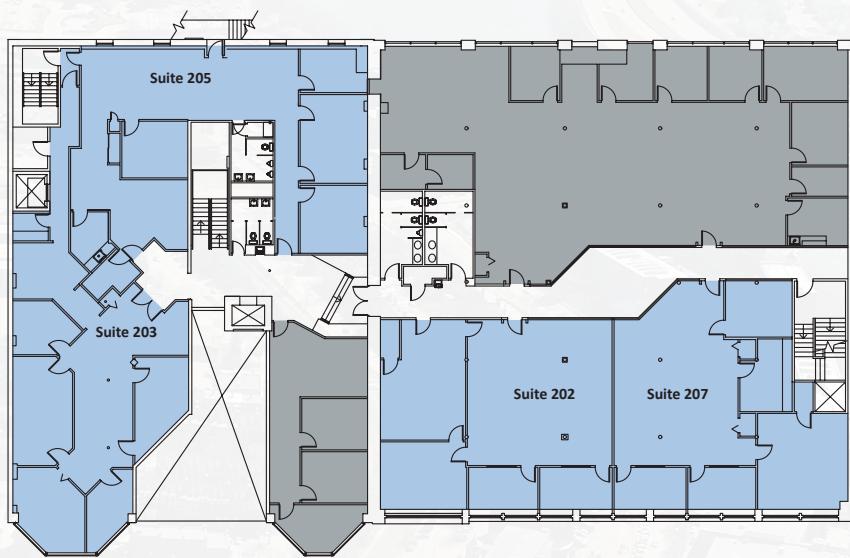
Floor Plans:



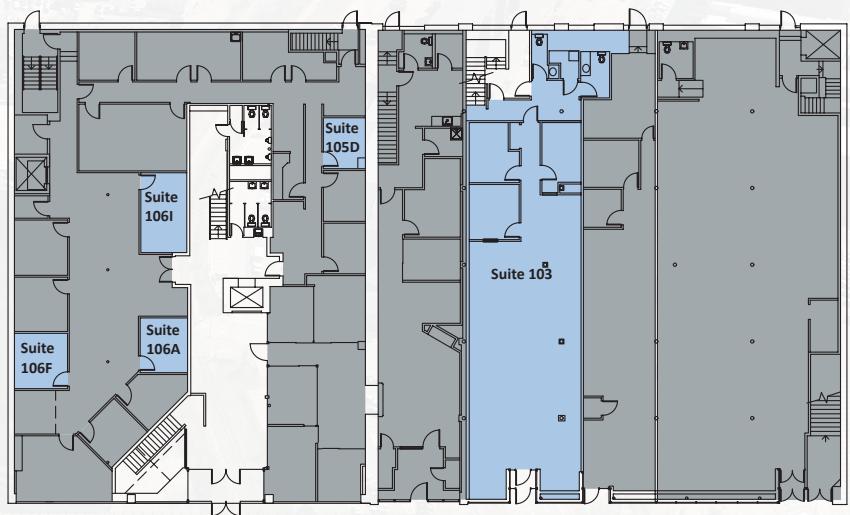
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR



LOCAL AMENITIES

RESTAURANTS:
 1 Bridge Café
 2 Piccola Italia Ristorante
 3 Margaritas & Insomnia Cookies
 4 Ben & Jerry's
 5 110 Grill
 6 Thirsty Moose Taphouse
 7 Firefly American Bistro

LODGING:
 8 Double Tree
 9 Hilton Garden Inn
 10 Four Points by Sheraton
 11 Holiday Inn Express
 12 Homewood Suites
 13 Courtyard Marriot
 14 Best Western

SERVICES:
 15 Citizens Bank
 16 Bank of America
 17 Zoo Health Club & Bangor Savings Bank
 18 The UPS Store
 19 Palace Theater
 20 YMCA
 21 Manchester City Library

JOHNFLATLEY
Company

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