

CITY HALL PLAZA

900 ELM STREET, MANCHESTER, NEW HAMPSHIRE

- NEW HAMPSHIRE'S PREMIER OFFICE BUILDING
- UP TO 60,000 +/- SF AVAILABLE
- TALLEST BUILDING IN NH
- DOWNTOWN LANDMARK
- ELEGANT FINISHES



For information, contact:

Mike Harrington

T 603.792.2601

mike.harrington@cbre-ne.com

Roger Dieker

T 603.792.2604

roger.dieker@cbre-ne.com

Robert LeClair

T 603.792.2603

robert.leclair@cbre-ne.com

CB Richard Ellis/New England

Two Wall Street

Manchester, NH 03101

T 603.626.0036

F 603.626.0249

www.cbre.com/manchester

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CB Richard Ellis has been exclusively retained to offer City Hall Plaza located at 900 Elm Street in Manchester, New Hampshire for lease.

City Hall Plaza is a 209,893 +/- SF Class A office building located in the heart of the Manchester's central business center. As New Hampshire's tallest building, City Hall Plaza has the finest finishes and amenities of any building in the region. The offices boast tremendous views, elegant details and landmark status — all important features for any company's regional headquarters.

Take advantage of this opportunity and locate your company in New Hampshire's premier office building.

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CITY HALL
PLAZA



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900 ELM STREET, MANCHESTER, NEW HAMPSHIRE

AVAILABLE SPACE

Floor	Size
18	13,375 +/- SF
17	13,375 +/- SF
15	13,375 +/- SF
13	5,050 +/- SF
8	3,921 +/- SF
6	820 +/- SF
5	13,375 +/- SF



Aerial by www.LesVants.com

SPECIFICATIONS

Building Area:	209,893 +/- SF
Available Space:	60,000 +/- SF
Access:	Elm Street & Market Street
Number of Floors:	20
Year Built:	1992
Ground Level Doors:	Yes
Construction Type:	Distinguished permanent exterior granite panels with brick facing
HVAC:	Two 320 ton trane chillers and trane AHV's with VAV boxes
Sprinkler System:	Wet-dry
Parking:	Executive on-site with municipal parking within walking distance
Office Class:	A+
Elevator:	<ul style="list-style-type: none">• Otis Tractions elevators• Three serving floors one through 12• Four serving 13 through 19
Security:	<ul style="list-style-type: none">• 24-hour access• On-site security
Amenities:	<ul style="list-style-type: none">• On-site management• Lobby level cafe• On-site banking• Hotels, shopping, dining, entertainment within walking distance
Lease Rate:	\$23.00/SF + Tenant Electric

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