

# FOR LEASE

BRADY SULLIVAN PLAZA~ 1000 ELM STREET, MANCHESTER



## NH's Premiere Business Address

Excellent opportunity to lease office and retail space at the Brady Sullivan Plaza in downtown Manchester. This landmark, 326,000 SF, twenty-story office tower and adjacent retail plaza boasts Class A office and retail space with flexible floor plates in a convenient location.

Occupying an entire city block in the heart of downtown Manchester, Brady Sullivan Plaza features on-site retail shops, banking, covered parking, on-site security, and card key access to the building. The Manchester Boston Airport and Mall of New Hampshire are only minutes away.

This Class A facility is located off I-293 and is easily accessible from I-93 and Route 101. Turn key fit up along with custom space planning, design and consulting are offered by Brady Sullivan Properties.

FOR MORE INFORMATION  
PLEASE CONTACT:

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**BRADY SULLIVAN**  
PROPERTIES

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## SPECIFICATIONS

Building Area:	328,610 SF (Office Tower- 254,228 SF/Retail mall- 74,382 SF)
Land Area:	3.6 acres (Full city block)
Zoning:	B-4 Central Business District
Year Built:	1973 (Renovated in 2002)
Stories:	20
Elevators:	10
Construction:	Steel frame with facade of insulated porcelain
Roof:	Inverted rubber membrane
Lighting:	Fluorescent fixtures
Loading:	Two loading docks with levelers
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	Two 2500 KVA, 480/277 volt, three phase
Parking:	4:1,000 covered
HVAC:	Two 610-ton electric drive centrifugal chillers provide cooling. Electric baseboards and perimeter heating coils provide heating
Fire Safety:	Wet Sprinkler with fire protection system
Security:	Security guard service 24/7/365



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