

For Lease: The Atrium Building 140 - 4,600 SF

First Class Office & Retail Space | 977-1001 Elm Street, Manchester, NH



THE ATRIUM BUILDING

The Atrium Building is a 3-story, 55,000 SF first-class office/retail property located in the heart of Manchester's Business District. Situated along the Merrimack River, the Atrium Building is located on Elm Street, the city's main shopping strip. Easily accessible from both Interstate 293 and the F.E. Everett Turnpike. With stand-out visibility, The property is surrounded by restaurants, shopping centers, hotels, parks, Universities and entertainment venues, making it the perfect location for any business.

Specifications:

TYPE OF CENTER:

Professional Office Building
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:

Fairpoint
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
- Subway® Restaurant 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 101 (retail): **3,551 SF**
Suite 104 (retail): **1,752 SF**
Suite 106 A: **140 SF**
Suite 106 B: **140 SF**
Suite 106 C: **136 SF**
Suite 106 G: **152 SF**

2nd Floor:

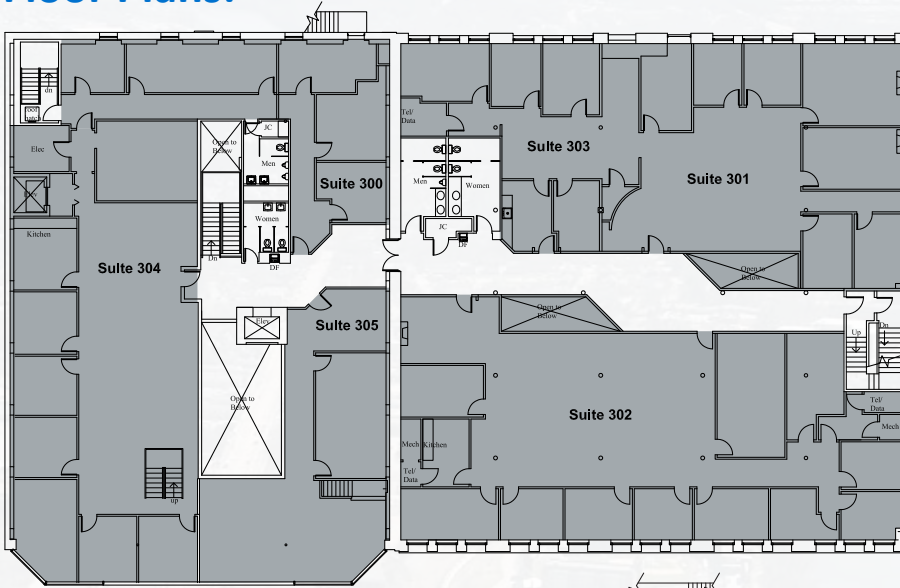
Suite 201: **4,628 SF**

4th Floor:

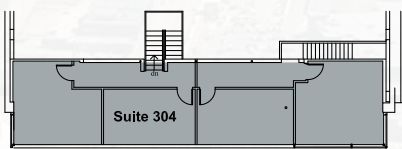
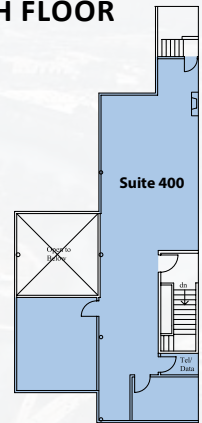
Suite 400: **1,699 SF**



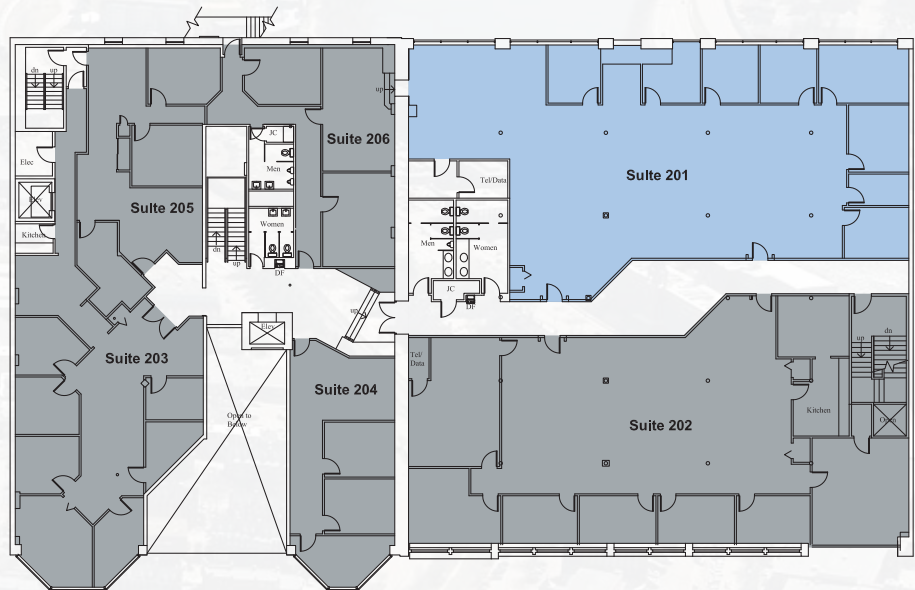
Floor Plans:



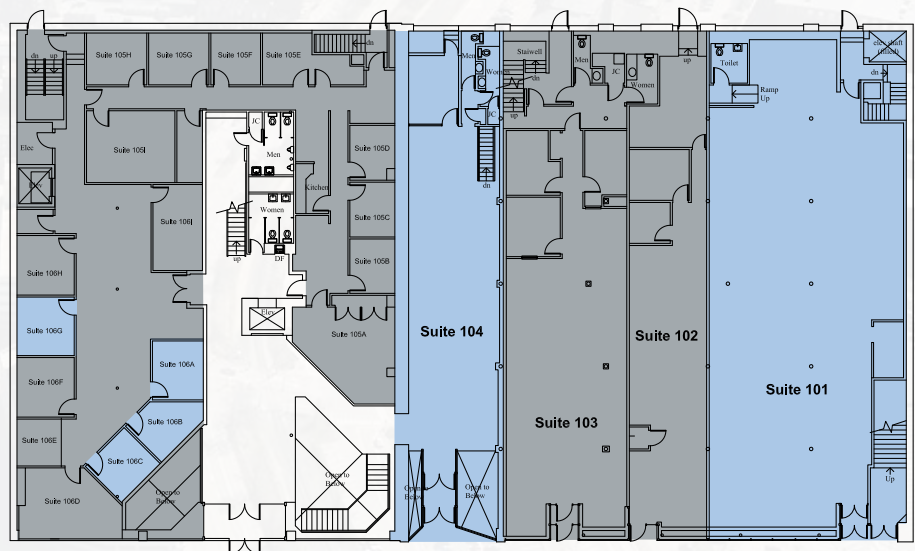
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR



Gill Stadium



Victory Park

SNHU Arena

Veterans Memorial Park

City Hall Plaza

Hampshire Plaza Shopping Center

Manchester Transit Authority

Northeast Delta Dental Stadium

Boston Express

F.E. Everett Turnpike

Elm Street

Merrimack River

Granite Street

Canal Street

Bridge Street

University of New Hampshire

JOHN FLATLEY Company

For more information or to schedule a tour, please contact:

Tom Maregni
Leasing Representative
781.917.5306
thomas.maregni@johnflatleyco.com

