

## For Lease: The Atrium Building 100 - 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
- Parking in two adjacent Garages
- Two On-site Restaurants
- 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 105 D: **104 SF**  
Suite 106 G: **152 SF**  
Suite 106 H: **154 SF**

### 2nd Floor:

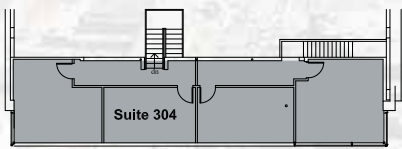
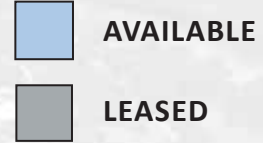
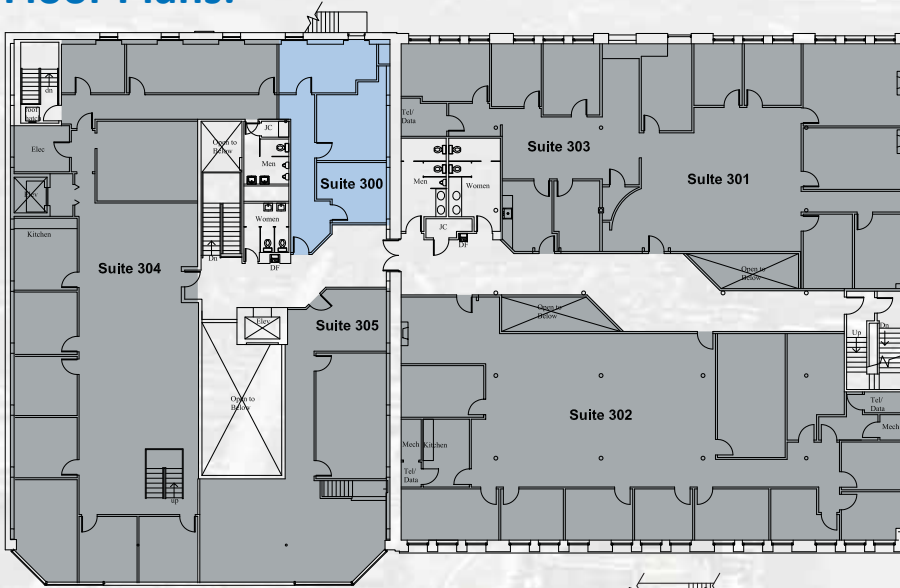
Suite 201: **4,628 SF**

### 3rd Floor:

Suite 300: **765 SF**



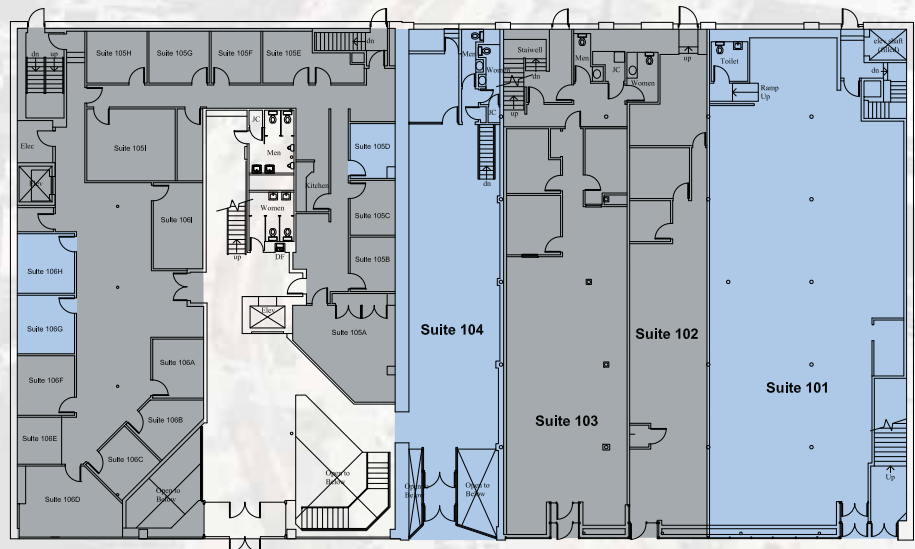
# Floor Plans:



**3RD FLOOR**



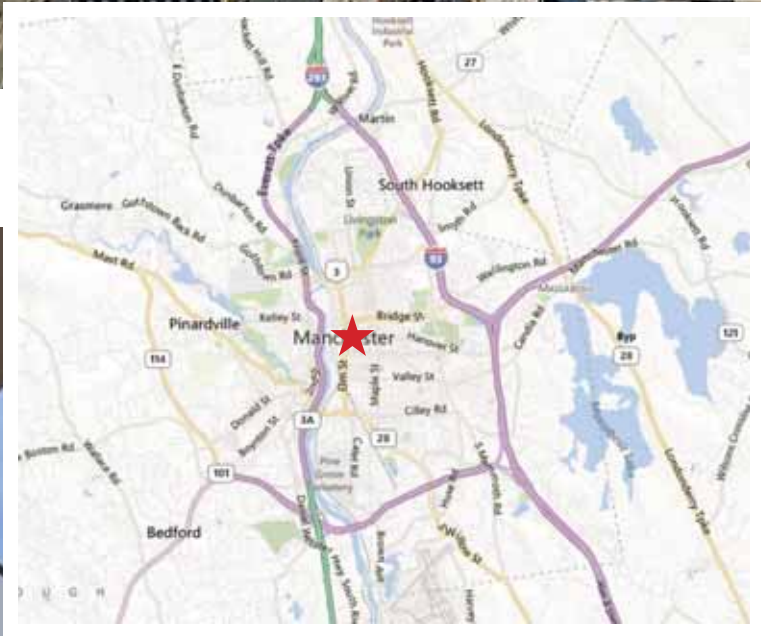
**2ND FLOOR**



**1ST FLOOR**



Victory Park



# JOHN **FLATLEY** Company

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

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