

FOR LEASE > BRADY SULLIVAN TOWER

Landmark North End Office Tower

1750 ELM STREET, MANCHESTER, NH 03104



This landmark office tower in Manchester's North End, also known as the Brady Sullivan Tower, is located at 1750 Elm Street. Beyond its prominent presence on the downtown skyline, the building features an on-site cafeteria, excellent parking and direct highway access.

This well maintained, professional office tower consists of the 4 story original building and a 12 story tower. This property boasts an attractive lobby with marble throughout and high vaulted ceilings, flexible floor plates for tenants up to 30,000± SF, 5 passenger elevators, key card access, manicured grounds, surveillance cameras, on-site property management and security.

Located immediately off Exit 6, I-293 and easily accessible to I-93 and Route 101.

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Property Highlights

- › *Flexible floor plates allow for tenants as large as 30,000± SF*
- › Prominent presence on the downtown skyline, right on Elm St
- › Direct access to highway system, as building is immediately off Exit 6, I-293
- › Expansive on-site parking, featuring over 600 spaces
- › Turnkey fit-up and space planning offered by Landlord
- › 24 hour on-site security with camera surveillance and key card access
- › On-site cafeteria
- › Incredible views of downtown, millyard, Uncanoonuc Mountains and the Merrimack River



Building Specifications

Building Type	Class A office
Year Built	1950/1972
Total Building SF	212,000±
Site	9.33± acres
Zoning	Business-4 CBD
Parking	603+ spaces
Electrical	34,500A/480V/3 phase

**BUILDING CAN
ACCOMMODATE ANY SIZE
USER UP TO 30,000± SF**



Professional Tenant Mix Includes



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