



For Lease

Historic Beacon Building

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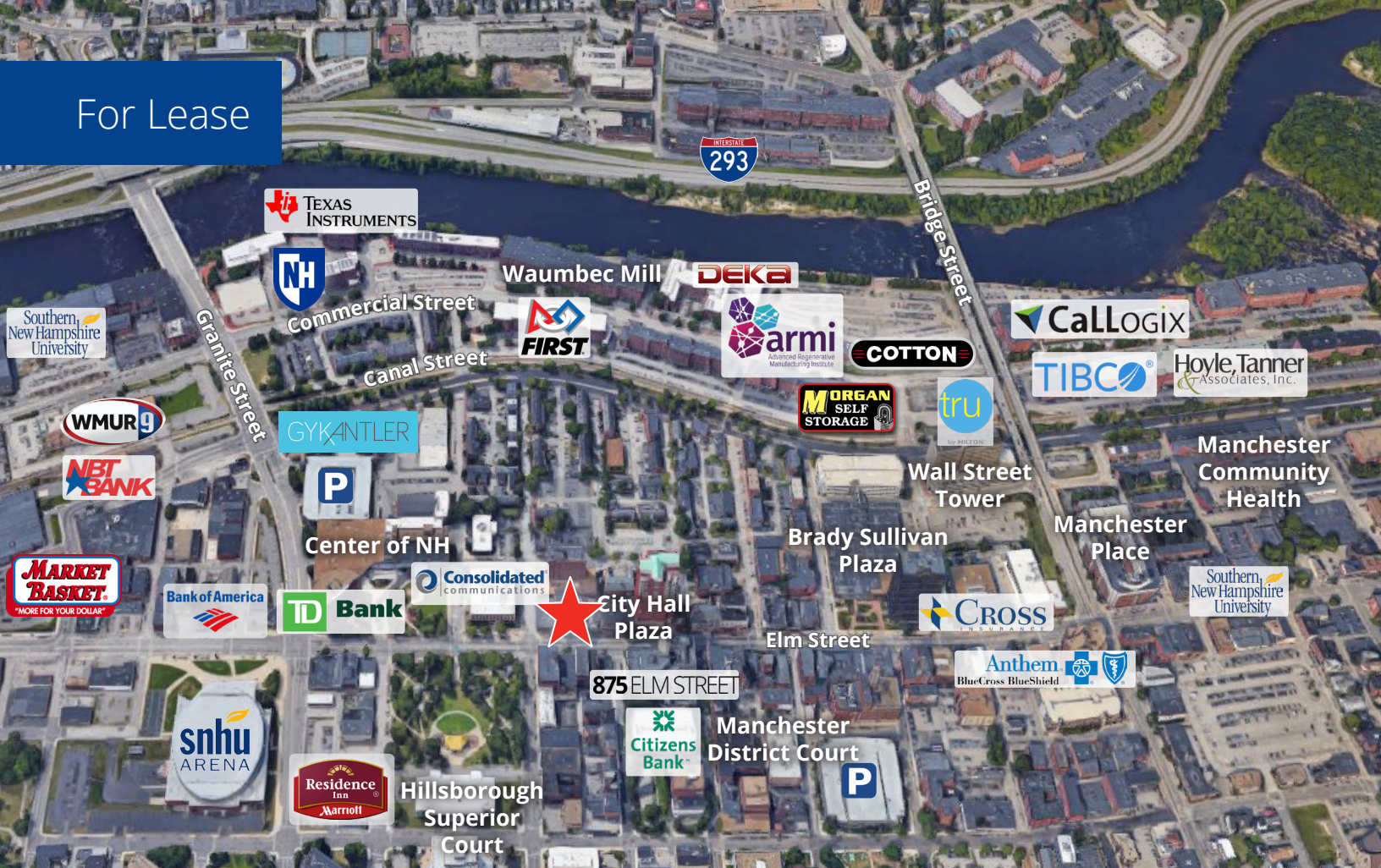
814 Elm Street Manchester, NH

Property Highlights

- Situated in the heart of vibrant downtown Manchester, the Beacon Building is an ideal location
- Building features a beautiful atrium highlighted by exposed brick, an on-site café, and is ADA accessible with an elevator
- Suite 400 is a 2,555± SF office on the 4th floor that consists of multiple offices, a conference room, and an open area for reception or cube area
- Walking distance to a variety of shops, restaurants, businesses, municipal buildings, and court houses
- Neighbors include The Palace Theatre, The Hanover Street Chop House, Citizens Bank, Manchester Chamber of Commerce, SNHU Arena, The DoubleTree by Hilton Convention Center, and more

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Specifications

Address:	814 Elm Street
Location:	Manchester, NH 03101
Building Type:	Mixed-use
Year Built:	1890
Total Building SF:	50,000±
Available SF:	Suite 400: 2,555±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Central Business District
Parking:	Up to 5 spaces available for lease
Accessibility:	Easy access to Exit 5, I-293, and just 10 minutes from Manchester-Boston Regional Airport
Lease Rate:	\$14.95 full gross



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