For Sub-Lease

- Prime 3,840 +/- sf
 office or retail space
 available in
 Manchester's Central
 Business District
 (space can be
 subdivided)
- Corner lot at busy, lighted Elm and Bridge Street intersection
- Large windows offer excellent street level visibility
- On-site parking available
- Handicapped accessible, gas heat and central AC
- NHDOT Traffic Count: Elm Street – 14,000 VPD (2006) Bridge Street – 17,000 VPD (2006)
- Full fee offered to cooperating brokers

1200 Elm Street

Manchester, NH 03101



Move your business into one of Manchester's newest landmark urban retail hot spots! 3,840 +/- sf of prime retail/office space available for sub-lease at the corner of Elm and Bridge Streets. Busy sidewalks make this space ideal for businesses in need of store-front exposure! Potential subdivision allows for maximum floor plan flexibility. Tenant improvement allowance available for longer term leases. Many downtown amenities just foot steps away!

Lease Rate: \$16.00 psf NNN For additional information, please contact: Doug Martin or Dan Scanlon, JD, CCIM

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170 South River Road ♦ Bedford, NH 03110 (603) 623-0100 Fax (603) 645-6576 Independently Owned and Operated

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