

For Sub-Lease

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!

- 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

Lease Rate:
\$16.00 psf
NNN

For additional information, please contact:
Doug Martin or Dan Scanlon, JD, CCIM
dmartin@coldstreamre.com
dscanlon@coldstreamre.com

170 South River Road ♦ Bedford, NH 03110
(603) 623-0100 Fax (603) 645-6576
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www.coldstreamre.com