



1230 ELM STREET

MANCHESTER, NH

OFFICE & RETAIL FOR LEASE

FEATURES

- ✓ Brand-New Construction
- ✓ Flexible Layout Options
- ✓ Prominent Downtown Location



www.bradysullivan.com



670 N. Commercial Street, Suite 303
Manchester, NH 03101
603-622-6223

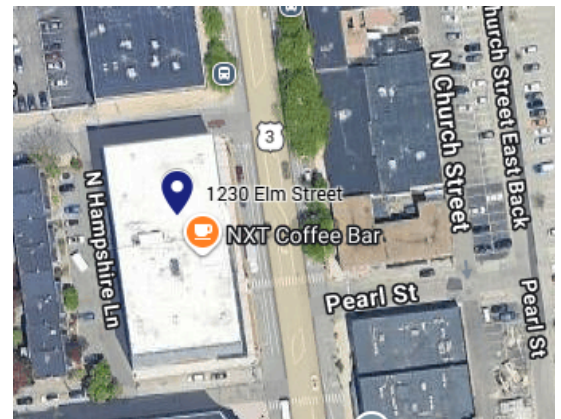
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1230 ELM STREET | MANCHESTER, NH

Position your business in the heart of downtown Manchester along one of the city's most active commercial corridors. 1230 Elm Street offers a brand-new 1,680± SF street-front retail and office suite with strong visibility and signage exposure. The space features an exterior entrance and a secondary entrance into the main lobby. Newly constructed throughout, the suite includes modern finishes, rooftop HVAC, ADA-compliant restrooms, upgraded electrical service, and all-new flooring. Flexible configuration options allow for potential demising into two smaller units, providing versatility for retail and office users. The property benefits from strong pedestrian and vehicle traffic in a highly active downtown environment. Tenants also enjoy access to shared building amenities, including a fitness center and a resident/tenant lounge with seating, television, and kitchenette facilities.

SPECIFICATIONS

BUILDING AREA:	97,202± SF Office/Retail: 3,082± SF/Residential: 94,120± SF
AVAILABLE SF:	1,680± SF
LAND AREA:	0.45 Acres
ZONING:	DT-2 Downtown District - Core
YEAR BUILT:	1973 (Renovated in 2025)
STORIES:	5
ELEVATORS:	Yes
UTILITIES:	Municipal Water & Sewer
PARKING:	On Street-Parking Available



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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For more information, please contact:

Jamison Bibaud
603-716-6652 jbibaud@bradysullivan.com

Jenny Moscillo
603-716-1455 jmoscillo@bradysullivan.com