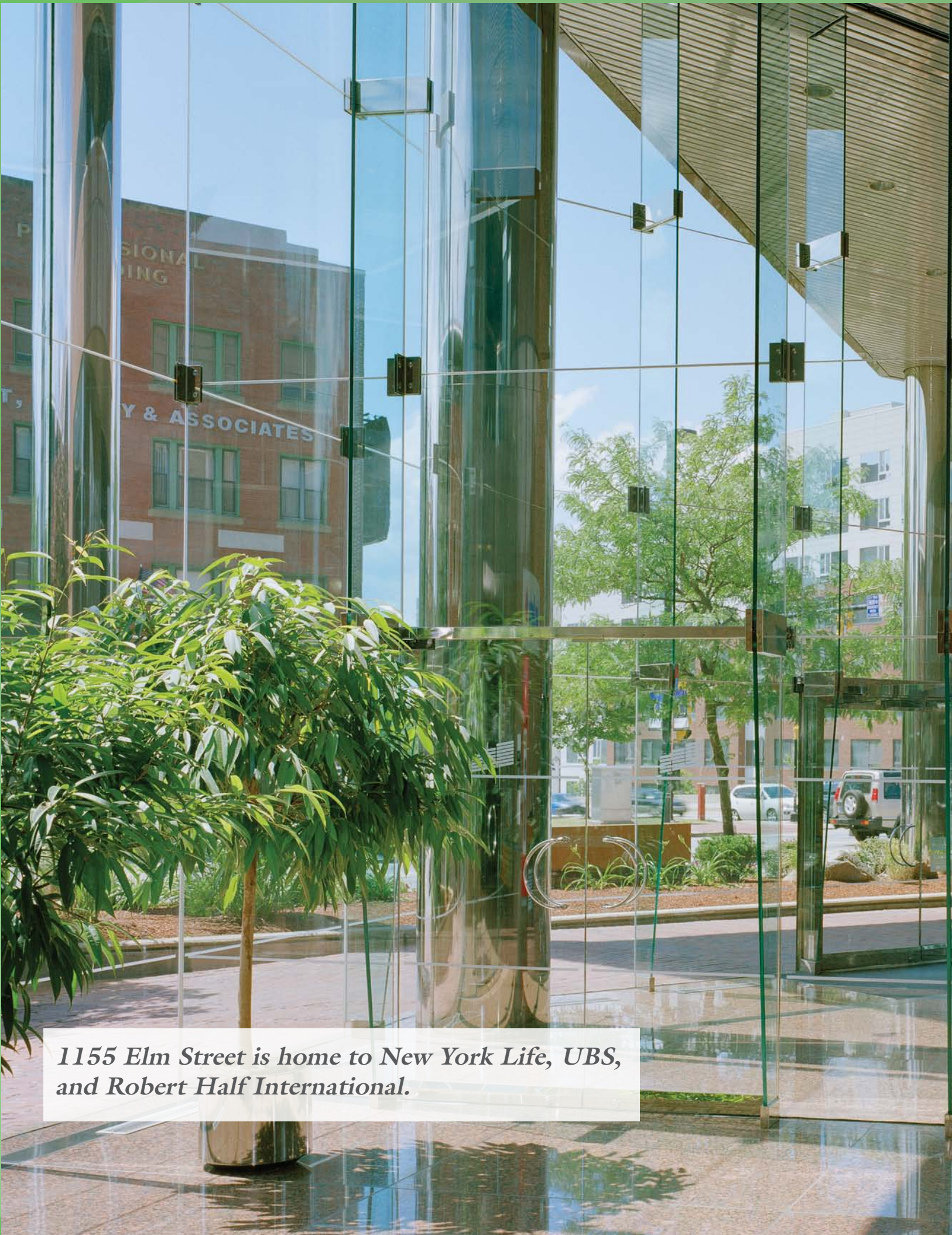
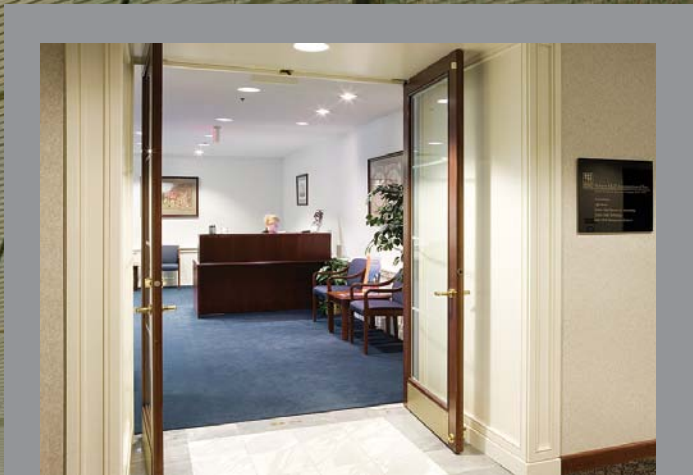


1155 ELM STREET  
Manchester, New Hampshire  
Manchester's Signature Business Address





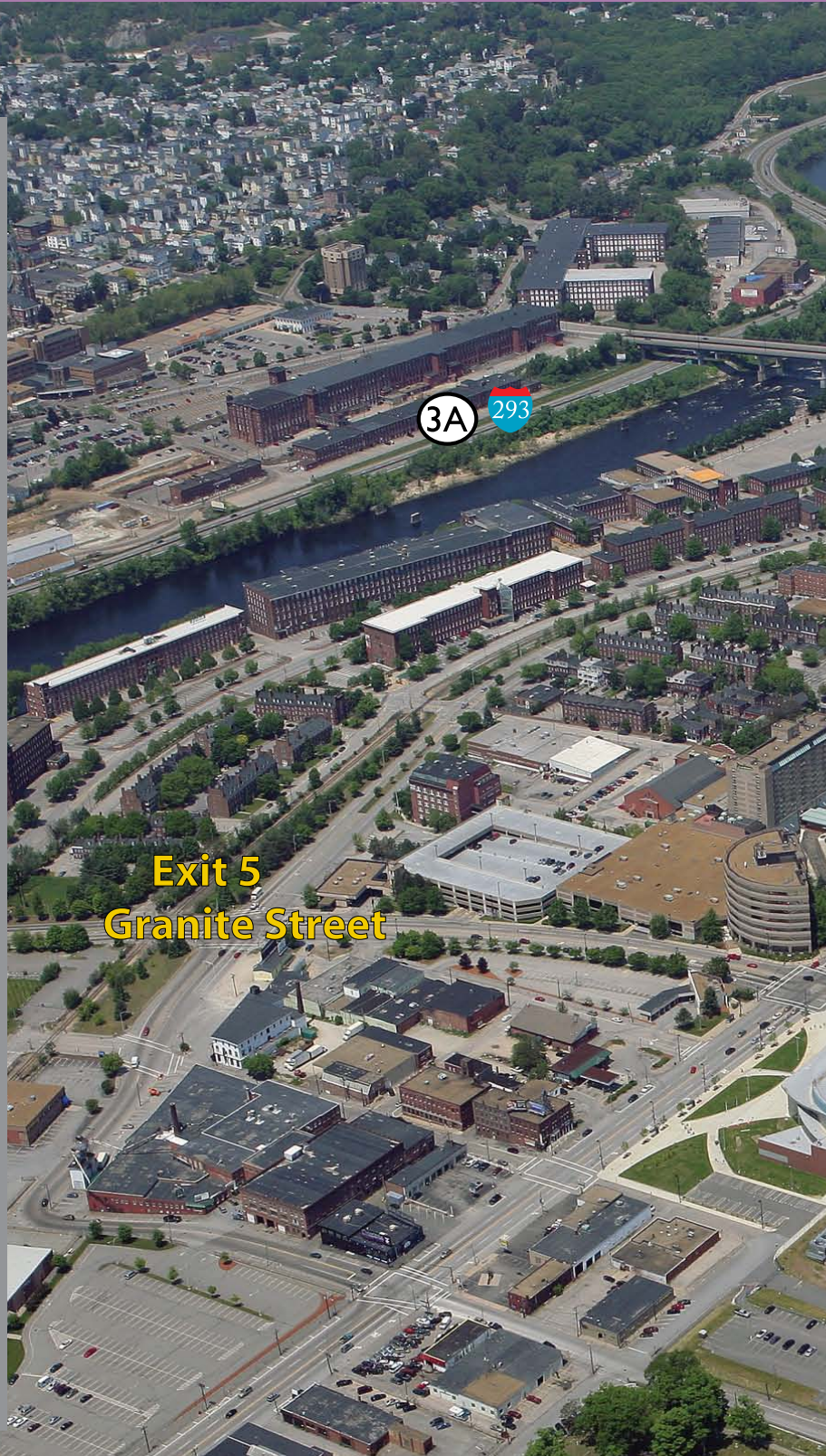
*1155 Elm Street is home to New York Life, UBS, and Robert Half International.*



## IN GOOD COMPANY

1155 Elm Street offers an unparalleled downtown location. It is an appealing eight-story, 131,148-square foot office building linked via an enclosed walkway to a five-level, 436-space private parking garage. This garage provides 3.3 spaces per 1,000 rentable square feet – one of the highest ratios of any downtown office building. With highly efficient floor plates of nearly 18,000 square feet and generous window lines provided by the building's unique design, 1155 Elm Street offers design flexibility and an abundance of natural light.

Your company deserves Manchester's signature business address, 1155 Elm Street is the only choice.



Exit 5  
Granite Street

## UNMATCHED LOCATION

1155 Elm Street offers its tenants a prominent perch at the “Main & Main” of southern New Hampshire’s business community. Elm Street is the major thoroughfare for Manchester, NH, and is considered the epicenter for the city’s Financial District, housing the state’s major banks, insurance companies and related financial institutions. 1155 Elm Street is ideally located to take advantage of the numerous downtown amenities.

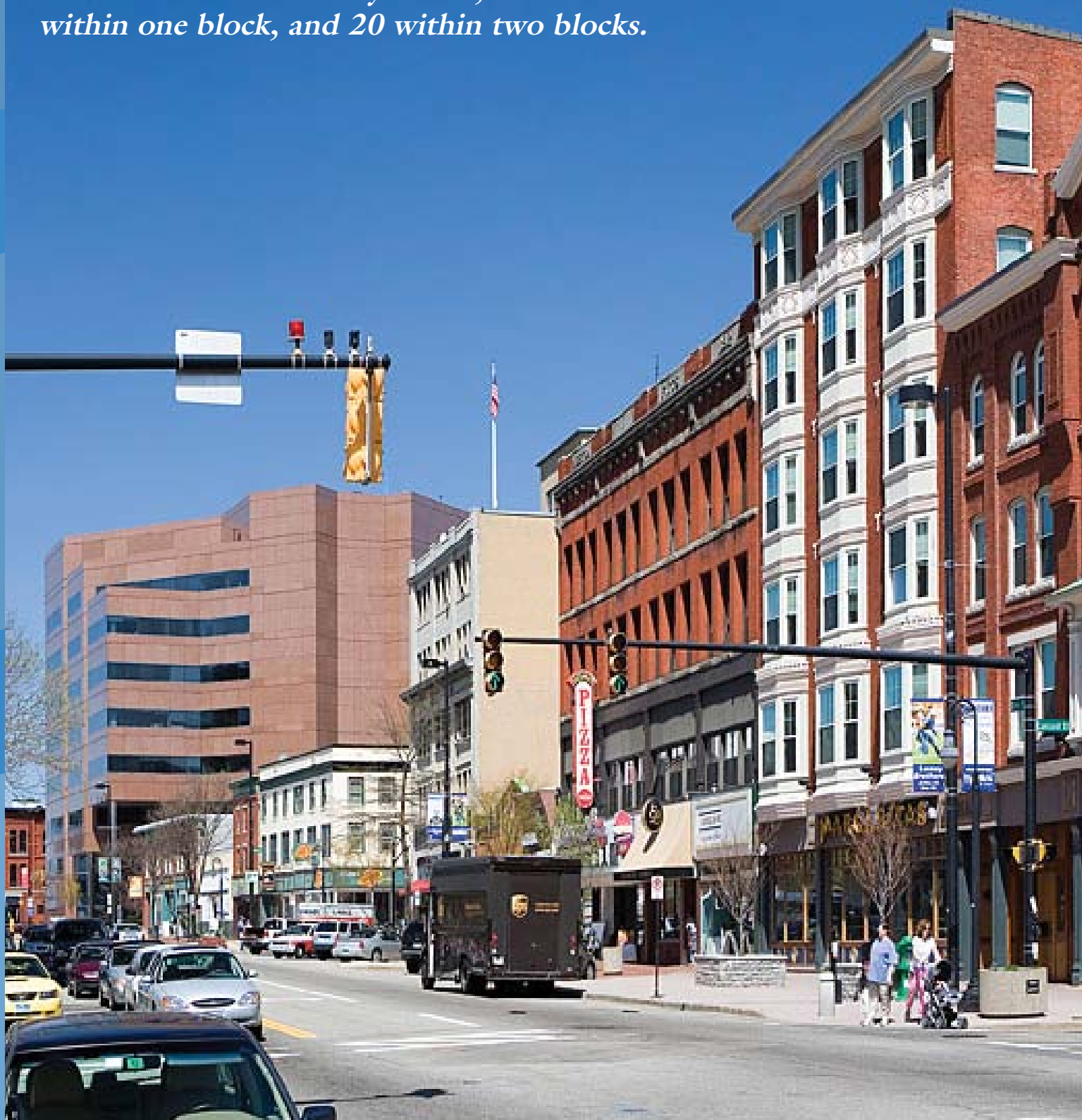
Manchester is the focal point of the state’s highway system, facilitating easy access to the state capital at Concord and points north, as well as to Boston, which is just 50 miles southeast. Massachusetts and New Hampshire are connected via Routes 3 (which passes through Nashua), connecting to I-293 and I-93. I-293 connects the Everett Turnpike, Interstate 93, and Route 101. In addition, I-89 intersects I-93 just north of Manchester and south of Concord, providing direct access to Vermont. The Manchester • Boston Regional Airport is moments away while Logan International Airport is less than 90 minutes away, providing global access.



*1155 Elm Street's dramatic façade has an impressive street presence that provides tenants with a commanding identity.*



*1155 Elm Street is the signature address of Manchester's vibrant city center, with 10 restaurants within one block, and 20 within two blocks.*



## SUPERB AMENITIES

With its location at the major intersection in the vibrant center of Manchester, 1155 Elm Street provides immediate access to restaurants – 10 within one block, and 20 within two blocks – banks, business services and retail stores.

Other downtown amenities include the Center of New Hampshire Expo Center; the Verizon Wireless Arena, home to The Manchester Monarchs hockey franchise, the primary affiliate of the Los Angeles Kings; Northeast Delta Dental Stadium, home to the Toronto Blue Jays' AA-affiliate The Fishercats baseball team; Manchester's Riverwalk Park; and the Radisson and Hilton Garden Inn Hotels.



For more information, please contact:

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**603.628.2800**



An Investment of

**FARLEY | WHITE**  
INTERESTS



# NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

## BROKERAGE RELATIONSHIP DISCLOSURE FORM

**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

### **Right Now You Are A Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

*As a customer, you can expect a real estate licensee to provide the following customer-level services:*

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

### **To Become A Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

*As a client, in addition to the customer-level services, you can expect the following client-level services:*

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

**I understand as a customer I should not disclose confidential information.**

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

Provided by: \_\_\_\_\_

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Date

**Cushman & Wakefield of New Hampshire**

\_\_\_\_\_  
(Name of Real Estate Brokerage Firm)

\_\_\_\_\_  
Consumer has declined to sign this form.

(Licensees Initials)

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.