

OFFICE FOR LEASE

PRIVATE OFFICE SUITE IN DOWNTOWN

834 Elm Street, Manchester, NH 03101



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Prestigious class A office space for lease with every amenity in a remodeled Historic Building in downtown Manchester. The building is handicapped accessible, with elevator, central A/C, heating, and cable. The office suite is about 1,500+/- SF with built-in closets, separate meters, 3 rooms, kitchenette, 2 bathrooms on the floor in the common area, elevator, huge windows overlooking Elm Street - lots of natural light. Beautiful inside and out. One of the finest signature properties on Elm!

PROPERTY HIGHLIGHTS

- Huge windows overlooking Elm St - lots of natural light
- Central air-conditioning and heating
- ADA - accessible space, including elevator



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,500 SF
Lot Size:	0.086 Acres
Building Size:	10,230 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	970	3,523	14,357
Total Population	1,611	7,077	30,916
Average HH Income	\$70,653	\$57,236	\$54,171

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktoriam@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com

OFFICE FOR LEASE

PRIVATE OFFICE SUITE IN DOWNTOWN

834 Elm Street, Manchester, NH 03101



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktor@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

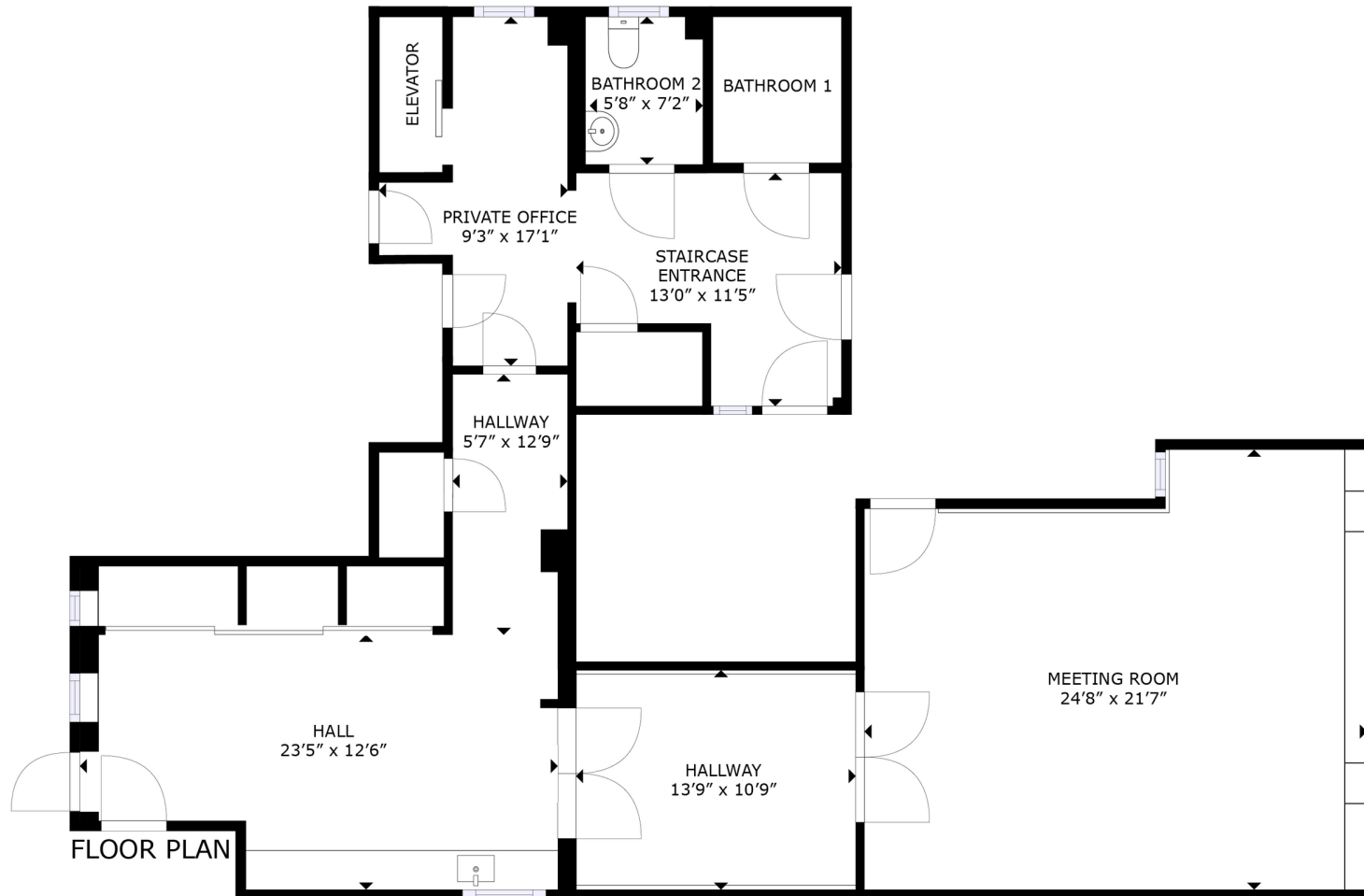
KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com

OFFICE FOR LEASE

FLOORPLAN

834 Elm Street, Manchester, NH 03101



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

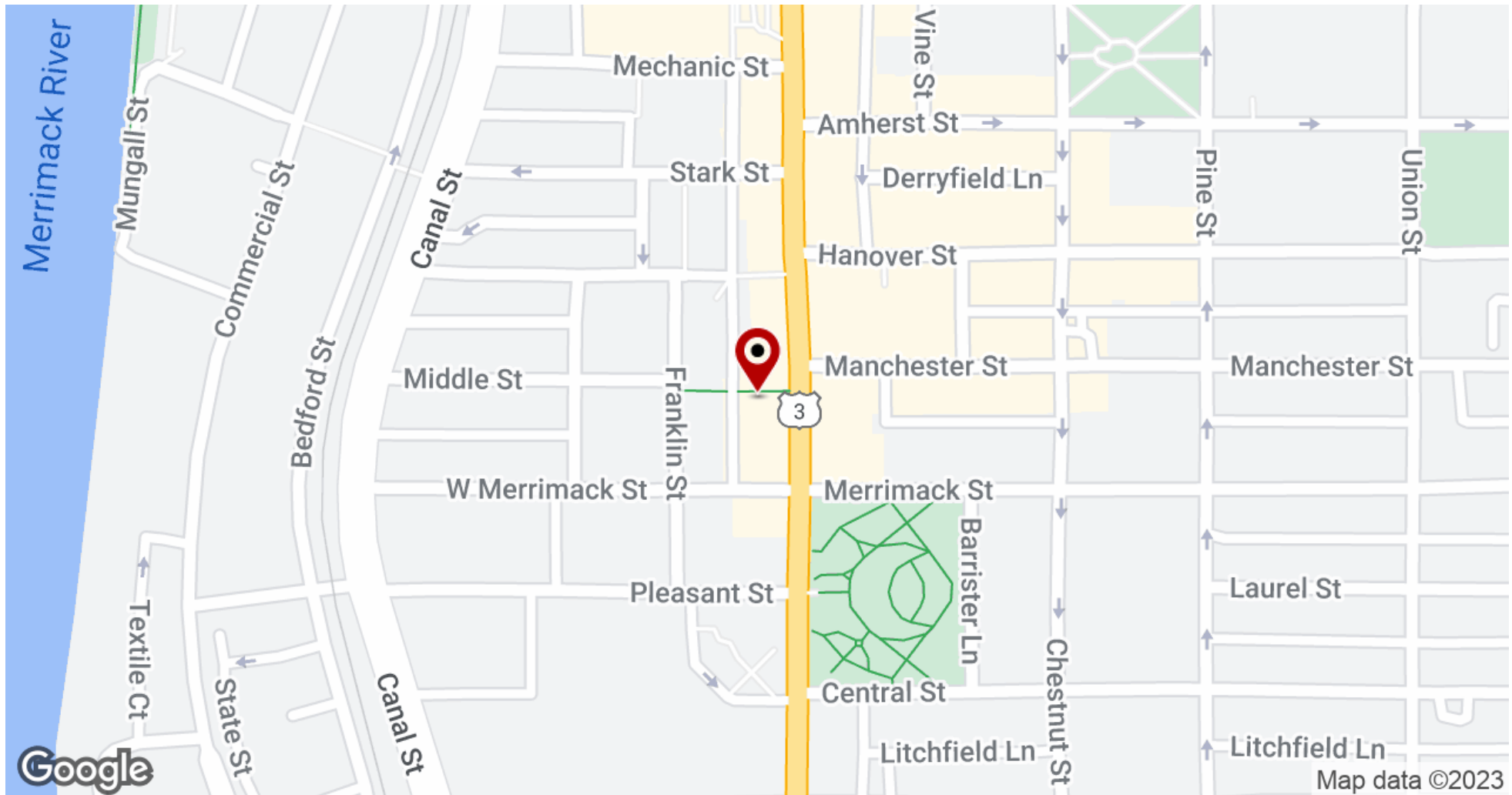
KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com

OFFICE FOR LEASE

PRIVATE OFFICE SUITE IN DOWNTOWN

834 Elm Street, Manchester, NH 03101



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorial@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com

OFFICE FOR LEASE

PRIVATE OFFICE SUITE IN DOWNTOWN

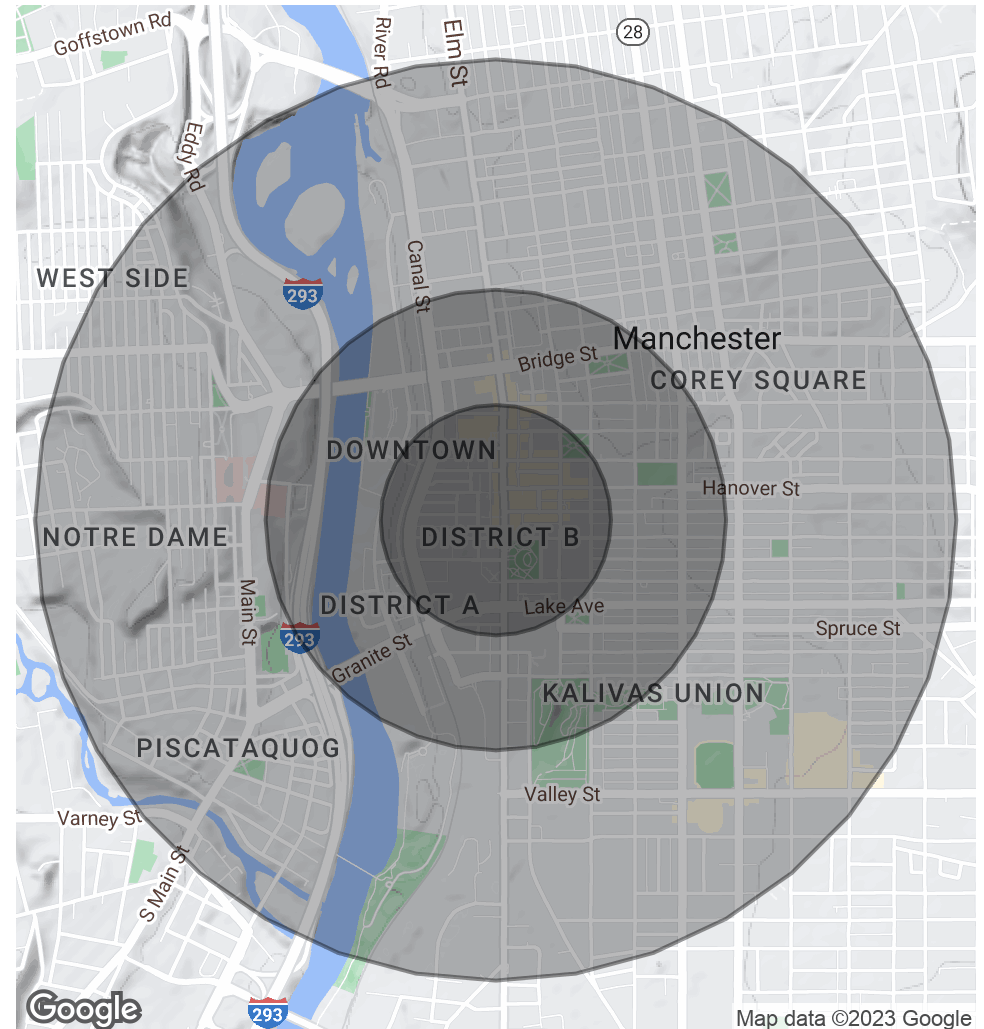
834 Elm Street, Manchester, NH 03101



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,611	7,077	30,916
Average Age	38.5	34.6	34.3
Average Age (Male)	39.8	35.6	33.0
Average Age (Female)	39.1	34.2	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	970	3,523	14,357
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$70,653	\$57,236	\$54,171
Average House Value	\$21,117	\$99,117	\$157,890

* Demographic data derived from 2020 ACS - US Census



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VIKTORIA ALKOVA
Commercial Real Estate Agent, MiCP
O: 603.610.8500
C: 646.577.1194
viktorija@kwclcg.com
NH #074657

DAVE GARVEY
Managing Director
O: 603.610.8523
C: 603.491.2854
davegarvey@kwcommercial.com
NH #004637

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

Each Office Independently Owned and Operated kwclcg.com