

FOR LEASE

ONE WALL STREET



ONE WALL STREET, MANCHESTER

Conveniently located on 1.38 acres at the corner of Wall and Elm Streets in Manchester, One Wall Street features high quality office space with over 30 covered parking spaces, extensive landscaping, and drive-thru banking, all located in the thriving central business district of downtown Manchester.

- **Located in the heart of downtown Manchester**
- **High visibility area**
- **Easy access major highways**
- **On-site covered parking**

Don't miss this incredible opportunity to bring your business to the heart of downtown Manchester today!



FOR MORE INFORMATION
PLEASE CONTACT:

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SPECIFICATIONS

Building Area:	61,900 SF
Land Area:	1.38 Acres
Zoning:	Central Business District
Year Built:	1961
Stories:	3
Elevators:	3
Construction:	Glass and steel
Roof:	Rubber membrane and steel ballast
Ceiling Height:	12-16 FT
Loading:	Yes
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	3 phase
Parking:	On-site/Off-site covered
HVAC:	90 ton cooling tower, 2 gas-fired units
Fire Safety:	Wet sprinklers
Lease Rate:	Please call for pricing



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