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Project of the Month: Brady Sullivan Properties celebrates the completion of 1230 Elm St. - An innovative way to reimagine Elm St.

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Manchester, NH Brady Sullivan Properties celebrated its 44th residential development this summer with the grand opening of 1230 Elm St. on Tuesday, September 17, 2024. Originally built in 1973, 1230 Elm St. was used to house companies such as Metropolitan Life Insurance and New England Telephone and Telegraph. The building continued to be used as commercial space up until last year and has been completely transformed in record time. Construction began in April 2023 and was completed in early August 2024, with leasing starting shortly after.

Now offering 100 luxury apartments, residents can choose from one- to three-bedroom units within the six-story, 115,028 s/f building. The animal-friendly property features a variety of amenities, including a community room, a fully equipped fitness center, professional leasing and maintenance staff, keyless entry, and off-street parking.

Shown at the ribbon cutting (from left) are: Victoria Healy, marketing specialist at Brady Sullivan Properties; mayor Jay Ruais; Arthur Sullivan, co-founder of Brady Sullivan Properties; and Christine Nieves, regional property manager of 1230 Elm St.

During the grand opening, Arthur Sullivan, of Brady Sullivan Properties, highlighted the year-long construction effort and its impact on the local economy. He said, "Through the completion of this property renovation, we employed more than 235 carpenters, framers, drywallers, plumbers, electricians, roofers, sprinkler installers, floorers, glass installers, countertop installers, concrete pourers, and many other suppliers and vendors. In fact, we averaged more than 40 workers onsite daily."

Special acknowledgment was given from the entire Brady Sullivan team to the many dedicated teams involved in the project, including Carlos, Garrison, and Ricardo from IPS; Pat, Bacchis, and LB from Emond Plumbing and Heating; Steve and Paul from Energy Electric; Dave, Bill, Donny, and Chris from Tri-State Sprinkler; Jeff and Chris from Rangeley; Chris and Byron from Air Quality Experts; Tim from Hooksett Paving and Property Solutions; Marc, Jim, Dave, and Ann Marie from Meta Stone; Guy from Contract Window Fashions; Mike, Jimmy, and Chico from LazCo Contracting; Passos from PA Iron Works; Roger and Colleen from Pentucket Glass and Aluminum; James, Sal, and Diego from TF Andrew; Steve and Eric from Weisman Roofing; Bekki at Home Depot; Ed from Jackson Lumber; Tommy, Kevin, and Jeff from Dex by Terra; Scott and Colleen from First Sign; Rich and Matt from Quality Insulation; Rich from Tombs Doors; Jerry from Pride Security; Becca from Architectural Fireplaces; Paul and Roger from Affordable Windows, and last but certainly not least, Brady Sullivan's very own in-house team: Molly, David Jr., Larry, Will, and Chris.

Mayor Jay Ruais speaking at the ribbon cutting with Arthur Sullivan.

Manchester's mayor Jay Ruais, who also attended the event, echoed Sullivan's comments on the economic benefits to the city. "It feels like only yesterday that I was racing through the building with Arthur, seeing the gutted space. To witness this massive transformation in just a few months is truly a testament to the hard work of everyone involved," mayor Ruais told the crowd of vendors and Brady Sullivan Properties employees.

The mayor said, "Developments like this are transformative for our city. The new residents will be supporting local restaurants, attending shows at the Palace Theatre, and helping drive the continued growth of downtown Manchester. I couldn't be more thrilled to have these opportunities in our city."

For more information about 1230 Elm Street, visit www.1230elmstreet.com.

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