



901 Farmington Avenue

901 Farmington Avenue, West Hartford, Connecticut 06119

Property Features

- 4250 SF space for lease
- Adjacent Suites: 1260 SF & 2990 SF
- Recent updates
- Plenty of natural light
- Off-Street parking spots with designation available
- Corner of Farmington Ave and Trout Brook Drive
- ADT of 16,200 vehicles
- Located just a short walk away from West Hartford Center

Demographics	1 Mile	2 Miles	3 Miles
Total Population:	18,304	60,495	123,529
Total Households:	7,911	24,861	49,581
Average HH Income:	\$91,943	\$91,937	\$81,226

\$19.50 per SF Gross + Jan



For more information:

Carl Berman CCIM, MICP

877 327 3755 x701 • cberman@elite-cres.com

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Elite Commercial Real Estate Services
901 Farmington Avenue, West Hartford, CT 06119
877 327 3755
elite-cres.com

Property Details

Total Building Sq Ft	14,050 SF	Dock, Drive-In & Rail Access	N/A
Lot Size:	0.63 Acres	Electric Service	City Grid
Max Contiguous / Min Sub Divide	4250 / 1260	Phone / Data Service	TBD
Number Of Units	6	Back-Up Power Supply	TBD
Rentable / Useable Sq Ft Ratio	1.15	HVAC	Central
Additional Buildings	N/A	Type Of Heat	Forced Air / Supplemental Baseboard
Frontage	121	Natural Gas / Propane / Oil	Natural Gas
Parking	36	City Water / Well	City Water
Number Of Floors	3	Sewer / Septic	Sewer
Year Built:	1966	Sprinkler System	N/A
Ceiling Height	9 ft	Fire Prevention, Security Alarm Y Life Safety	Fire Alarm System
Ceiling Type	Ceiling Tiles	Environmental Assessment	TBD
Restrooms	Common Areas	Zoning	SD
Lighting	Fluorescent	Assessment	-
Construction	Brick	Mill Rate	41.04
Framing	Rigid Steel & Wood	Estimated Taxes Per Sq Ft	\$0.00
Roof Type	Flat	Estimated Insurance Per Sq Ft	\$0.00
Column Spacing	TBD	Estimated CAM Per Sq Ft	\$0
Elevator	1	Access / Visibility	1 mile from I-84. Visible from Trout Brook Drive and Farmington Avenue.
Basement	Finished Lower Level	Location Setting	Located on Farmington Ave, one of the busiest roads in West Hartford.
Storage	TBD	Traffic Count	16200
		Signage	Pylon Sign Outdoor and an Indoor Directory

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Property Highlights

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