

For Lease

Office \$19.50 per SF Gross + Jan



901 Farmington Avenue

901 Farmington Avenue, West Hartford, Connecticut 06119

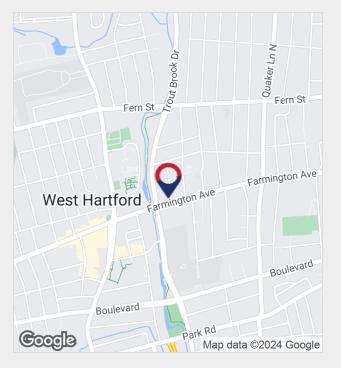
Property Features

- 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

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Elite Commercial Real Estate Services 901 Farmington Avenue, West Hartford, CT 06119 877 327 3755

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Property Details

Office

Total Building Sq Ft	14,050 SF		I	Dock, Drive-In & Rail Access	N/A
Lot Size:	0.63 Acres	0.63 Acres		Electric Service	City Grid
Max Contiguous / Min Sul	0 4050 (40)	4250 / 1260		Phone / Data Service	TBD
Divide	4250 / 120			Back-Up Power Supply	TBD
Number Of Units	6	6		HVAC	Central
Rentable / Useable Sq Ft	Ratio 1.15	1.15		Гуре Of Heat	Forced Air / Supplemental Baseboard
Additional Buildings	N/A	N/A		Natural Gas / Propane / Oil	Natural Gas
Frontage	121	121		City Water / Well	City Water
Parking	36	36		Sewer / Septic	Sewer
Number Of Floors	3	3		Sprinkler System	N/A
Year Built:	1966			Fire Prevention, Security Alarm Y Life Safety	Fire Alarm System
Ceiling Height	9 ft	9 ft		Environmental Assessment	TBD
Ceiling Type	Ceiling Tile	Ceiling Tiles		Zoning	SD
Restrooms	Common	Common Areas		Assessment	-
Lighting	Fluorescer	Fluorescent		Mill Rate	41.04
				Estimated Taxes Per Sq Ft	\$0.00
Construction	Brick	Brick		Estimated Insurance Per Sq Ft	\$0.00
Framing	Rigid Steel	Rigid Steel & Wood		Estimated CAM Per Sq Ft	\$0
Roof Type Column Spacing	Flat TBD			Access / Visibility	1 mile from I-84. Visible from Trout Brook Drive and Farmington
			Location Setting		Avenue. Located on Farmington Ave, one of
Elevator	1	L		ocation Setting	the busiest roads in West Hartford.
Basement	Finished Lo	Finished Lower Level		Traffic Count	16200
Storage	TBD		:	Signage	Pylon Sign Outdoor and an Indoor Directory
Demographics	1 Mile	2 Miles	3 Miles	Property Highlights	
Total Households:	7,911	24,861	49,58	• 4250 SF space for lease	
Total Population:	18,304	60,495	123,529		2990 SF
Average HH Income:	\$91,943	\$91,937	\$81,226		
				 Plenty of natural light 	

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