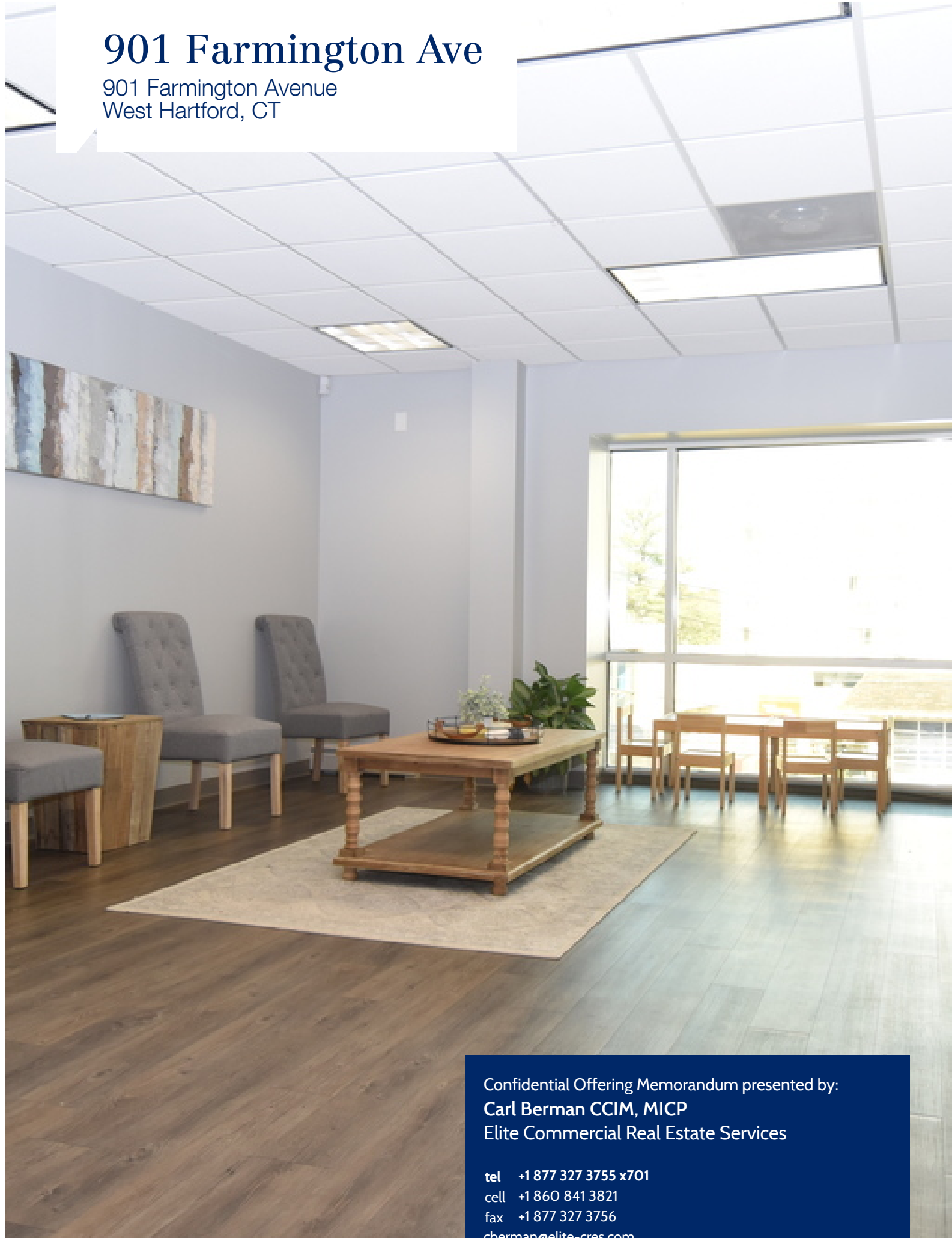


901 Farmington Ave

901 Farmington Avenue
West Hartford, CT



Confidential Offering Memorandum presented by:
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Confidentiality & Disclaimer

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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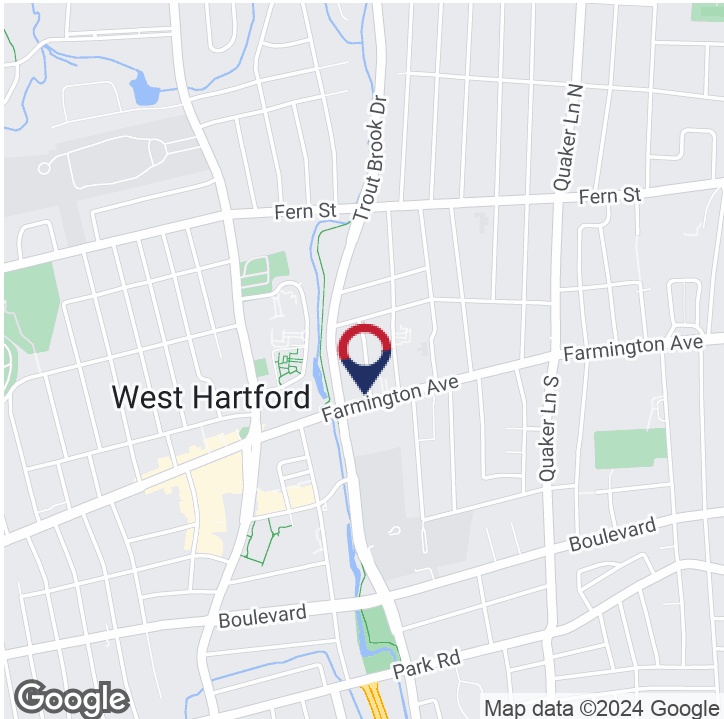
901 Farmington
Ave

PROPERTY INFORMATION

- › Executive Summary
- › Property Description
- › Property Details
- › Additional Photos
- › Additional Photos

EXECUTIVE SUMMARY

OFFERING MEMORANDUM (LEASE)



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,050 SF
Available SF:	
Lot Size:	0.63 Acres
Number of Units:	6
Year Built:	1966
Renovated:	2017 & 2020
Zoning:	SD
Traffic Count:	16,200

PROPERTY OVERVIEW

Office space is newly available and ready for immediate occupation. Located on the 3rd floor, the space consists of multiple offices, exam rooms, lab, reception/waiting room, and a kitchenette with attached break-room.

PROPERTY HIGHLIGHTS



PROPERTY DESCRIPTION

Office space is newly available and ready for immediate occupation. Located on the 3rd floor, the space consists of multiple offices, exam rooms, lab, reception/waiting room, and a kitchenette with attached break-room.

LOCATION DESCRIPTION

West Hartford is located just 5 miles from downtown Hartford, and with a population of just over 60,000 claims itself as Connecticut's 11th most populous town. Many know West Hartford for the downtown area, West Hartford Center, which is home to many renowned restaurants and shops, as well as many small businesses. West Hartford Center attracts many people from neighboring cities and towns as an upscale downtown area, a truly one of a kind place. West Hartford is home to the Westfarms Mall as well as many other retail stores and restaurants. West Hartford has Interstate-84 run right by the town and also offers the CT Transit as public transportation. West Hartford prides itself on the success of its growth and development.

SITE DESCRIPTION

L-Shape Corner Lot with access to Trout Brook Drive and Farmington Ave. The building faces Farmington Ave which serves as the parking lot's main entrance with Trout Brook Drive serving as the exit. Features 36 off-street parking spots.

EXTERIOR DESCRIPTION

Concrete Block and Brick Exterior

INTERIOR DESCRIPTION

Updated Main Lobby Area with multiple built out office spaces.

PARKING DESCRIPTION

36 off street parking spots in the surface lot located in the rear and east side of the building.

CONSTRUCTION DESCRIPTION

Brick

POWER DESCRIPTION

City Grid

PROPERTY DETAILS

OFFERING MEMORANDUM (LEASE)



LOCATION INFORMATION

Building Name	901 Farmington Ave
Street Address	901 Farmington Avenue
City, State, Zip	West Hartford, CT 06119
County	Hartford
Cross-Streets	Trout Brook Drive
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-84
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Building Size	14,050 SF
Building Class	C
Tenancy	Multiple
Minimum Ceiling Height	9 ft
Number of Floors	3
Average Floor Size	4,683 SF
Year Built	1966
Year Last Renovated	2017
Gross Leasable Area	14,050 SF
Construction Status	Existing
Framing	Rigid Steel & Wood
Condition	Good
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Ceilings	Ceiling Tile
Floor Coverings	Carpet
Foundation	Concrete

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	SD
Lot Size	0.63 Acres
APN #	189119010001
Lot Frontage	121 ft
Lot Depth	150 ft
Corner Property	Yes
Traffic Count	16200
Traffic Count Street	Farmington Ave
Traffic Count Frontage	121
Waterfront	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	3.0
Number of Parking Spaces	36

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	1
Number of Elevators	1
Number of Escalators	0
Central HVAC	Yes
HVAC	Central
Restrooms	Common Areas
Landscaping	Exterior Landscaping with plenty of greenery
Gas / Propane	Yes

ADDITIONAL PHOTOS

OFFERING MEMORANDUM (LEASE)



ADDITIONAL PHOTOS

OFFERING MEMORANDUM (LEASE)

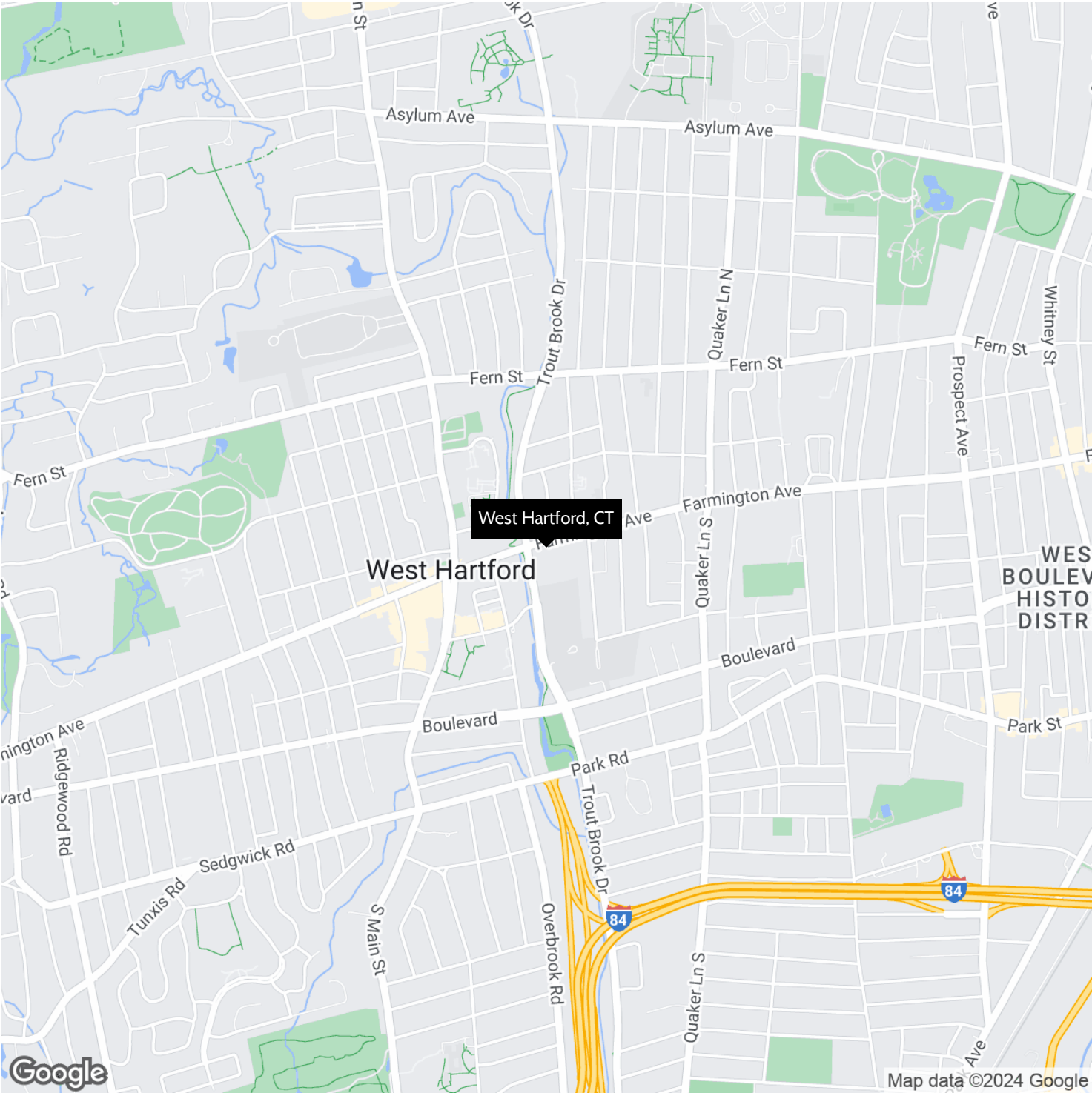




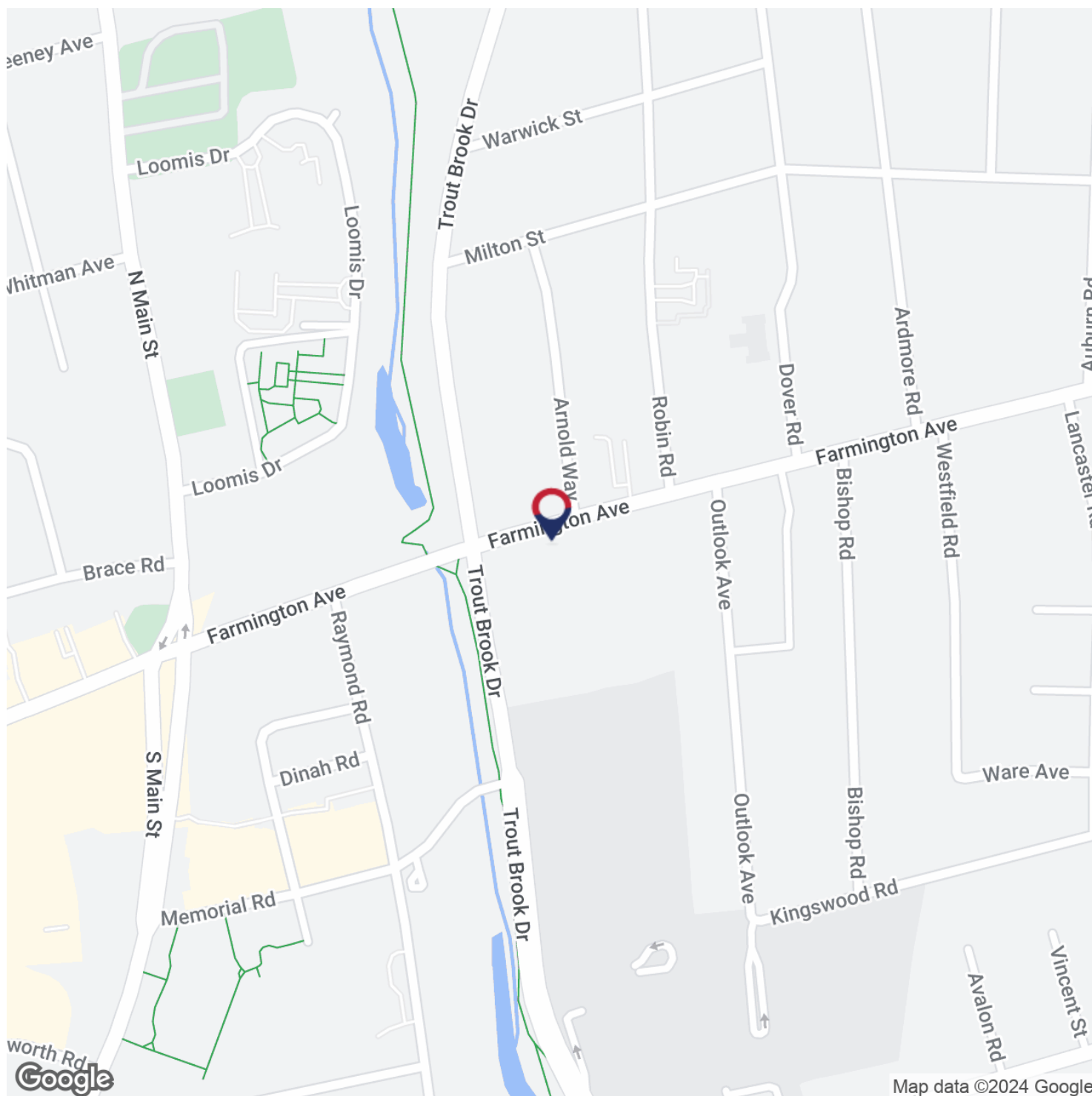
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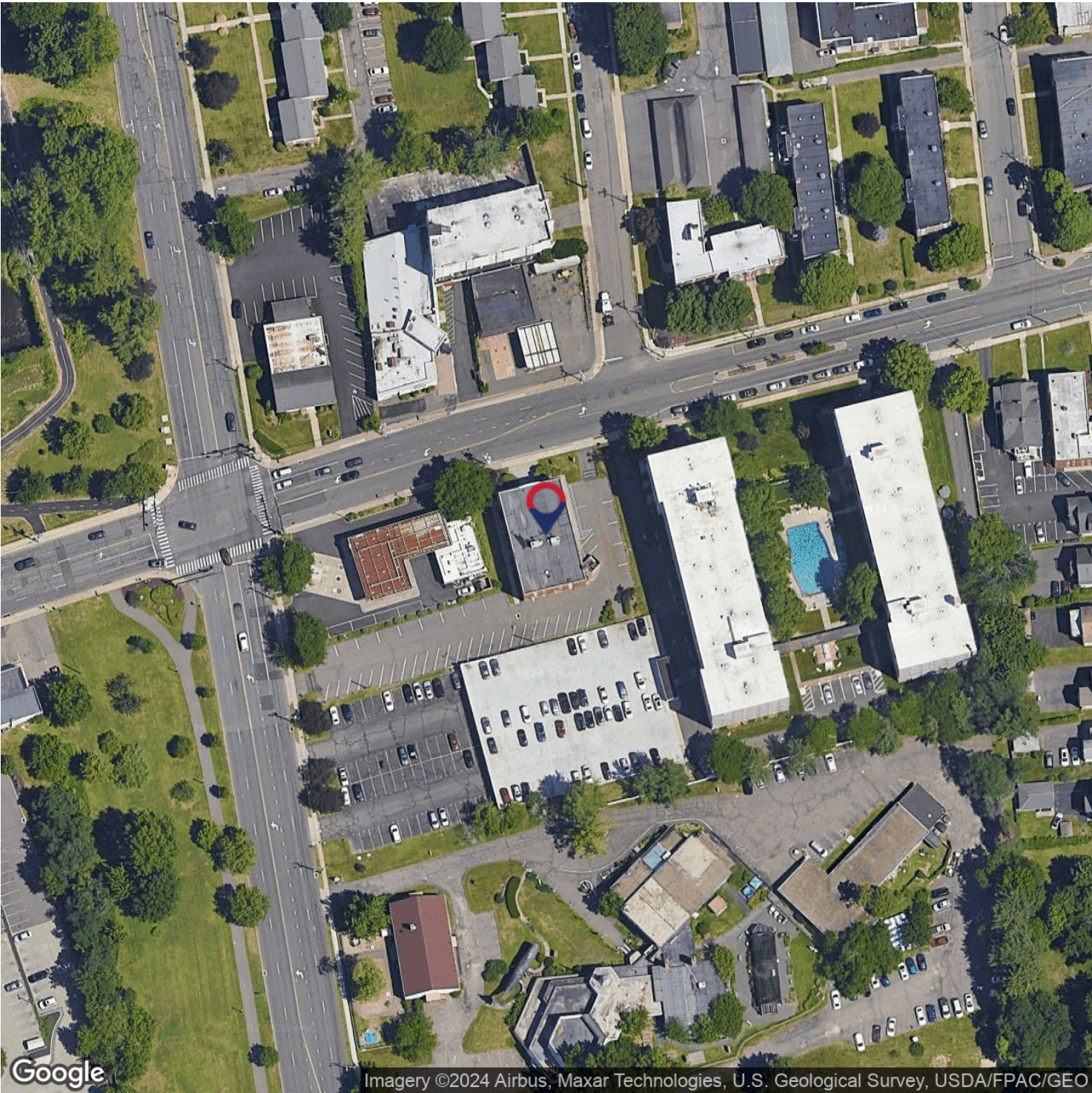
LOCATION INFORMATION

- › Regional Map
- › Location Map
- › Aerial Map
- › Floor Plan - 3rd Floor West
- › Floor Plan - 3rd Floor East

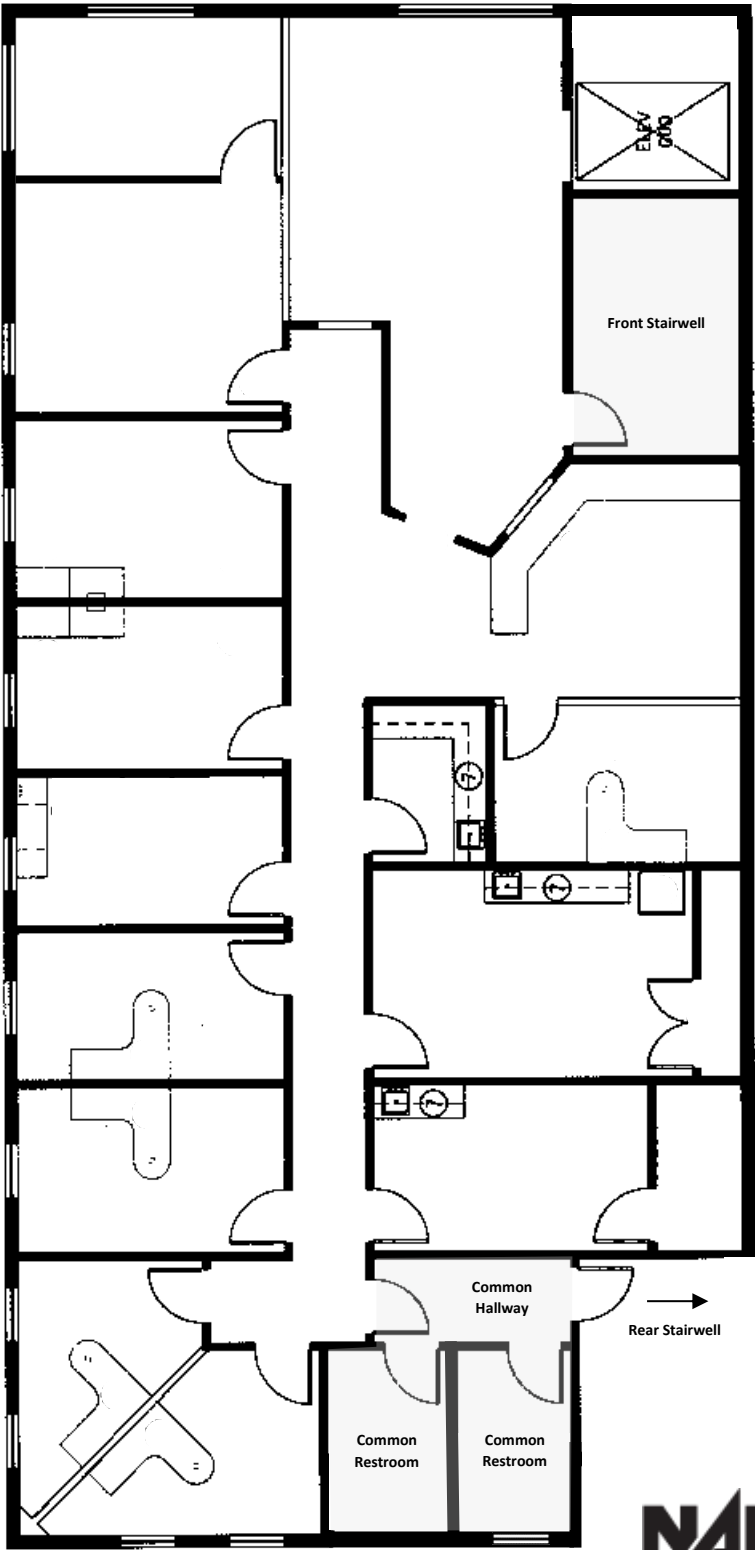


OFFERING MEMORANDUM (LEASE)





901 Farmington Avenue, 3rd Floor West, West Hartford, CT

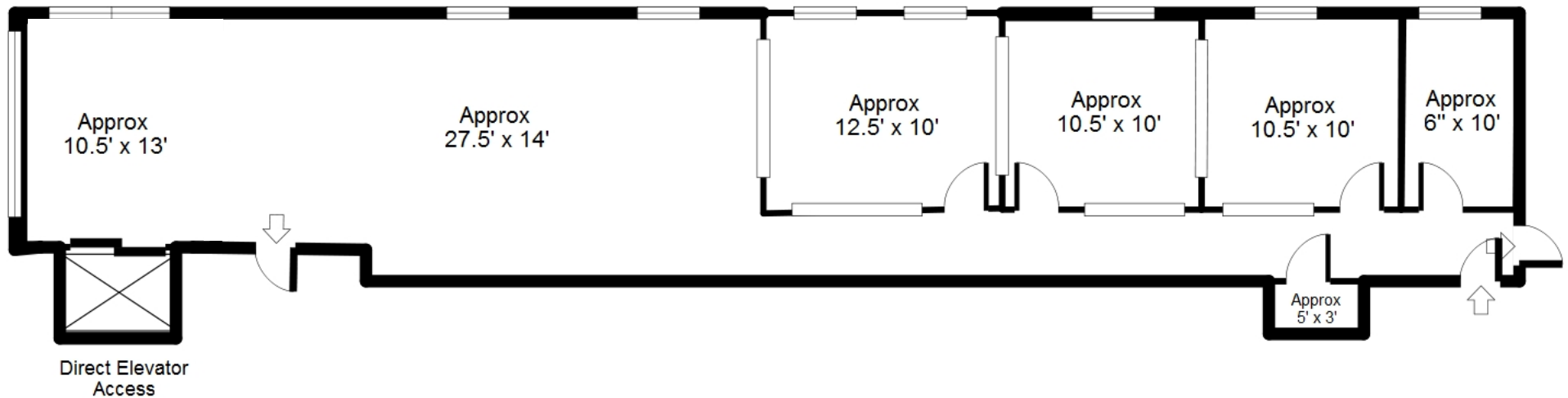


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.



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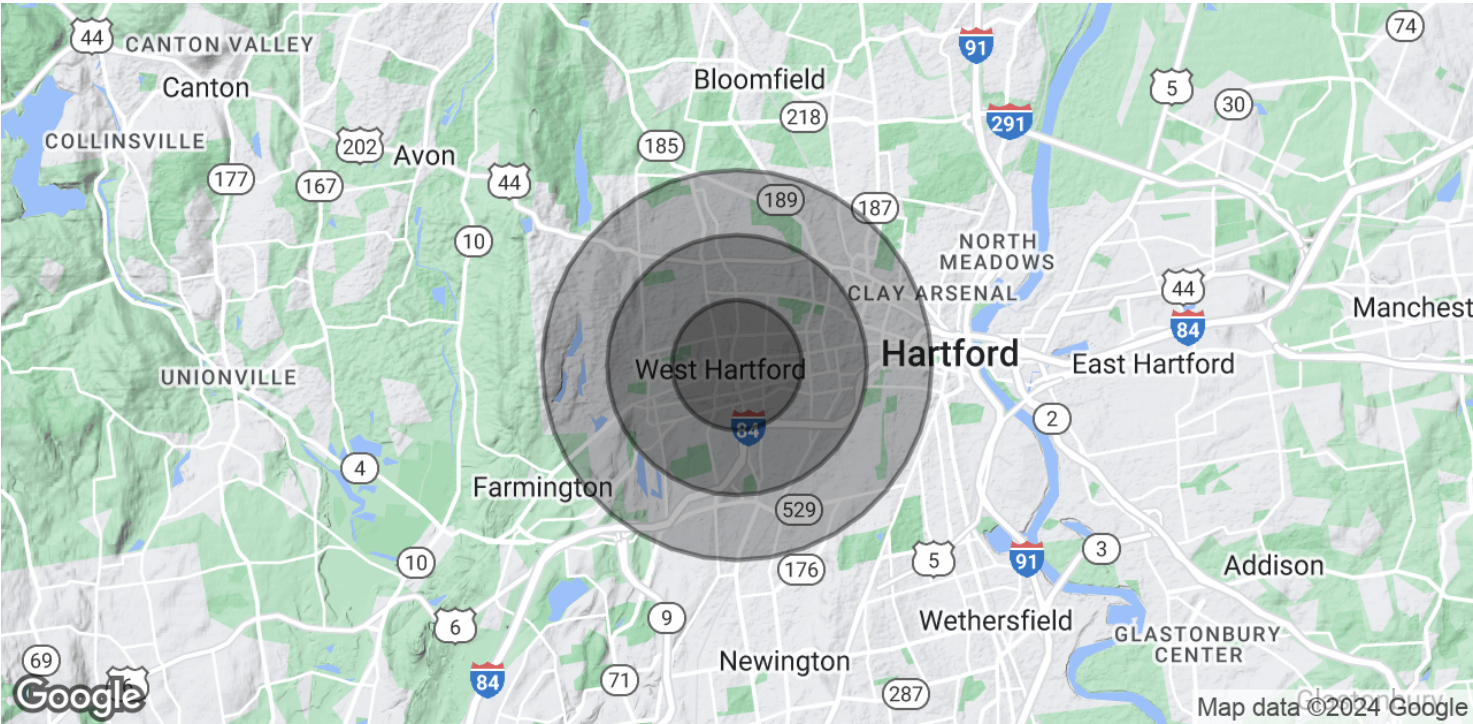
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DEMOGRAPHICS

› [Demographics Map & Report](#)

DEMOGRAPHICS MAP & REPORT

OFFERING MEMORANDUM (LEASE)



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,304	60,495	123,529
Average Age	40.4	39.3	38.0
Average Age (Male)	38.5	37.9	36.7
Average Age (Female)	41.8	40.4	38.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,911	24,861	49,581
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$91,943	\$91,937	\$81,226
Average House Value	\$328,674	\$363,660	\$362,730

* Demographic data derived from 2020 ACS - US Census