



314 Osgood Ave, New Britain, CT 06053

\$16.50/SF/YR

\$1.38/SF/MO

Marian Heights Professional Office Space

Office | 6 spaces available | 180 sq. ft. - 700 sq. ft.



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Listing Added: 10/22/2023

Listing Updated: 11/01/2023



Building Details

Property Type	Office
Subtype	Creative Office
Tenancy	Multiple
Total Building SQFT	3,600
Total Building Suites	6
County	Hartford County

Building Description

Welcome to Marion Heights Professional Office Space,

Proudly owned and operated by the "Daughters Of Mary of the Immaculate Conception," This remarkable office suite graces the lower level of the building's backside. It's an absolute gem for individuals in search of a professional and inviting workspace, thoughtfully equipped with all the essential amenities for both your clients and your own comfort.

Conveniently accessed through its private entrance at the rear of the Marion Heights building, this suites offer easy entry via stairs or wheelchair-accessible ramps. Inside, you'll discover shared common areas, including a fully equipped kitchen and dedicated dining space in an exclusive "tenants only" breakroom.

Separate restrooms that are thoughtfully designed for both men and women that are fully handicap-accessible.

For those in search of fresh air and outdoor meetings, a peaceful covered area awaits, complete with picnic tables for moments of respite or client meetings outside in the sunshine!

Ample parking, well-illuminated for your convenience, ensures stress-free arrivals and departures.

To sweeten the deal, the rent price covers all utilities, from electricity and heating to air conditioning, exterior landscaping, and even snow removal.

In other words, you won't have to fret about any operational details.

This space is prepped and ready for you, poised to serve your business and client needs, making it a splendid fit for therapists, chiropractors, private businesses, attorneys, accountants, or any enterprise supporting geriatric services, given the primary elderly care focus of the main building.

Building Highlights

Rent Includes:

- Electric in suite & common areas
- Common area bathrooms - Mens & Womens
- Full Kitchen / Break room access
- Heat & AC
- Property Maintenance - Landscaping & Snow plowing
- Ample parking with Lighting
- Handicap Accessible Inside and outside
- Outdoor covered space with picnic tables
- Tenant Signage in main entrance
- Fire alarm systems
- Waste management (trash)

Building Location (1 Location)



Community Room Details

This room offers its own personal outside entrance at the front entrance into the office space, along with interior access from the common area front lobby. It has some natural day light from windows and glass door.

Listing Type	Direct
Space Subtype	Creative Office
RSF	700 SF
Space Available	2023-10-24T06:59:59.999Z
Parking	Yes
Rate (Per SF)	\$16.5 / SF / YR
Lease Type	Gross
Lease term	2-4 years
Total Rate (Per SF/YR)	\$16.5
Total Monthly Rent	\$1,100
Days on Market	14 days

Good Life Details

Enter into the Good Life... This office can definitely fit two or possibly three people if needed. Large enough to hold a small team meeting, and nice and quiet to get work done, or have clients meet in a professional environment instead of a home office or at a coffee shop. Would be great for a therapist, or chiropractor, massage therapist room etc... Good size to house equipment or tables, photography equipment etc.

Listing Type	Direct
Space Subtype	Creative Office
RSF	350 SF

Space Available	2023-10-24T06:59:59.999Z
Parking	Yes
Rate (Per SF)	\$16.5 / SF / YR
Lease Type	Gross
Lease term	2-4 years
Total Rate (Per SF/YR)	\$16.5
Total Monthly Rent	\$600
Days on Market	14 days

Club Room Details

Perfect for a small office or group meetings. Some natural daylight is provided by windows, but it gives a large room open to design and fit your needs.

Listing Type	Direct
Space Subtype	Creative Office
RSF	450 SF
Space Available	2023-10-24T06:59:59.999Z
Parking	Yes
Rate (Per SF)	\$16.5 / SF / YR
Lease Type	Gross
Lease term	2-4 years
Total Monthly Rent	\$800
Days on Market	14 days

Serenity Room Details

The Serenity room offers a nice small personal office, with all the amenities you would need for yourself or clients without dealing with the headaches yourself. This is a perfect room to do you business without interruptions from the outside world.

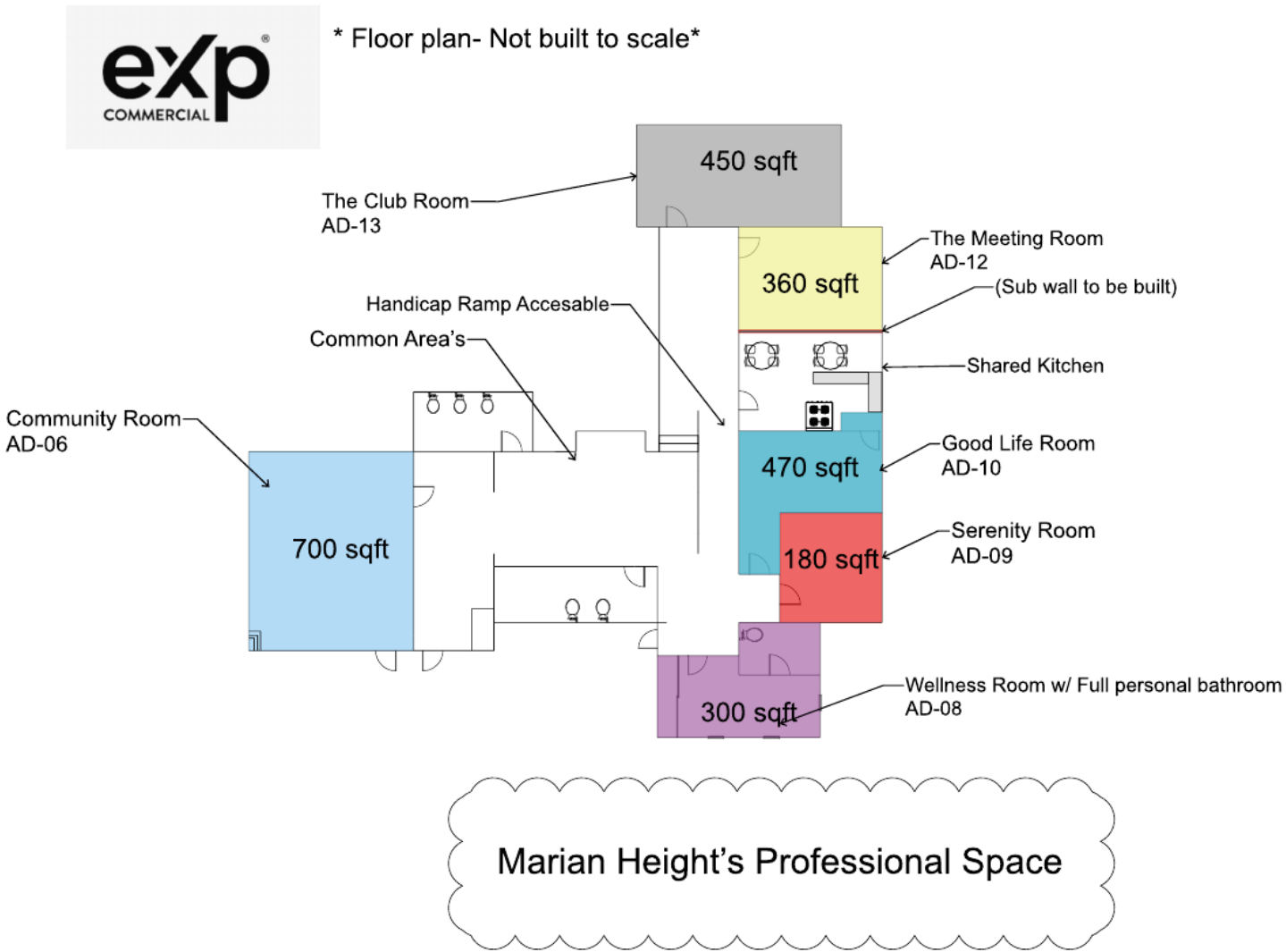
Listing Type	Direct
Space Subtype	Creative Office
RSF	180 SF
Space Available	2023-10-24T03:59:59.999Z
Parking	Yes
Rate (Per SF)	\$16.5 / SF / YR
Lease Type	Gross
Lease term	2-4 years
Total Rate (Per SF/YR)	\$16.5
Total Monthly Rent	\$450
Days on Market	14 days

Meeting Room Details

Open space off the kitchen area. Subdivision wall to be built for the tenant on request of desires/needs. Private entrance with a lock and key on the door. Some natural light from windows above / ceiling line.

Listing Type	Direct
Space Subtype	Creative Office
RSF	360 SF
Space Available	2023-10-24T06:59:59.999Z
Parking	Yes
Rate (Per SF)	\$16.5 / SF / YR
Lease Type	Gross
Lease term	2-4 years
Total Monthly Rent	\$800
Days on Market	14 days

Meeting Room Floorplan



Wellness Room w/ Personal Bathroom Details

This space here is for those people who don't want to leave there office! Great space and closet storage and personal bathroom attached to your suite. No need to share the public bathroom and can even take a shower here after you hit up the gym in the morning on your way to work! This is the only space that has this amenity.

Space Subtype	Creative Office
RSF	468 SF
Space Available	2023-10-24T03:59:59.999Z
Parking	Yes
Rate (Per SF)	\$16.5 / SF / YR
Lease Type	Gross
Lease term	2-4 years
Total Rate (Per SF/YR)	\$16.5
Total Monthly Rent	\$600
Days on Market	14 days

The collage consists of 15 images arranged in a grid-like fashion:

- Top Row (Left to Right):**
 - Exterior view of the brick building from a street-level perspective.
 - Exterior view of the brick building showing a set of stairs and a black metal railing.
 - Exterior view of the brick building from a distance, showing a large lawn and a paved area.
 - Exterior view of the brick building with a central tower and a cross on top, set against a cloudy sky.
- Second Row (Left to Right):**
 - Exterior view of the brick building showing a parking lot and a blue awning over the entrance.
 - A floor plan diagram titled "exp" and "Marian Height's Professional Space". It includes the following rooms and sizes:
 - The Club Room AD-13: 450 sqft
 - Handicap Ramp Accessible: 360 sqft
 - Common Area: 470 sqft
 - Community Room AD-08: 700 sqft
 - Shared Kitchen: 180 sqft
 - Shared Life Room AD-10: 180 sqft
 - Library Room AD-09: 200 sqft
 - Hallway Room w/ Full personal bathroom AD-08: 200 sqft
 - Interior view of a large, empty room with a polished floor and a large window.
 - Interior view of a kitchen area with wooden cabinets and a countertop.
- Third Row (Left to Right):**
 - Interior view of a large, empty room with a polished floor and a large window.
 - Interior view of a large, empty room with a polished floor and a large window.
 - Exterior view of a paved area with trees and a building in the background.
 - Exterior view of a sign for "MARIAN REGIONAL SENIOR CENTER" surrounded by trees and landscaping.
- Bottom Row (Left to Right):**
 - Exterior view of a paved area with trees and a building in the background.
 - Exterior view of the brick building from a distance, showing a large lawn and a paved area.
 - Exterior view of the brick building from a distance, showing a large lawn and a paved area.
 - Exterior view of a paved area with trees and a building in the background.

Demographic Insights



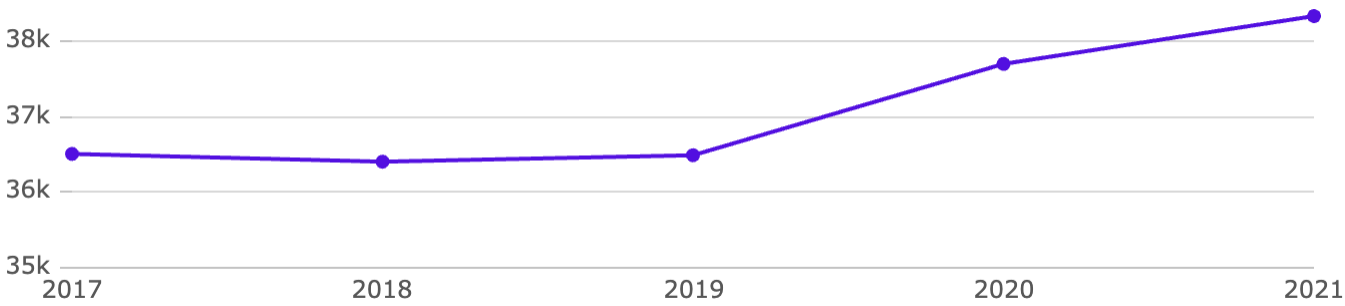
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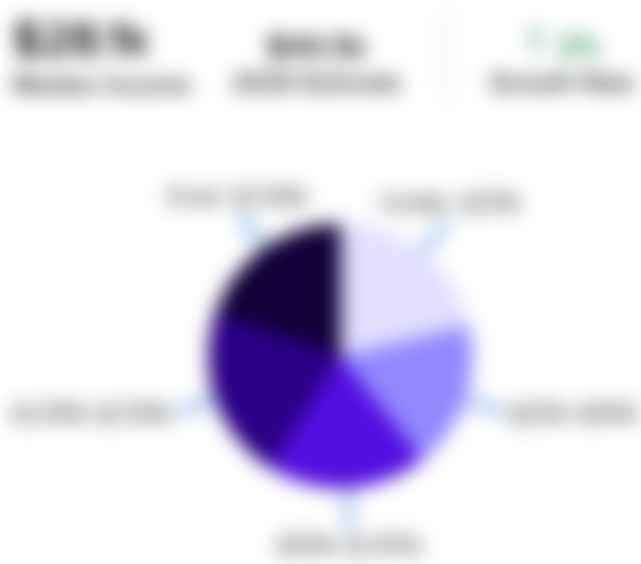
Population

38.3k

↑ 1% Compared to 37.6k in 2020 ↑ 4% Compared to 36.4k in 2017



Household Income



Age Demographics



Number of Employees



Housing Occupancy Ratio

4:1

100%

Renter to Homeowner Ratio

10:1

100%