

FOR LEASE | 2,240± SF OFFICE SPACE

HIGH TRAFFIC AREA: 12,600 ADT | ON BUS LINE

98-100 Farmington Avenue, Hartford, CT 06105

LEASE RATE: \$16/SF MODIFIED GROSS PLUS UTILITIES & JANITORIAL

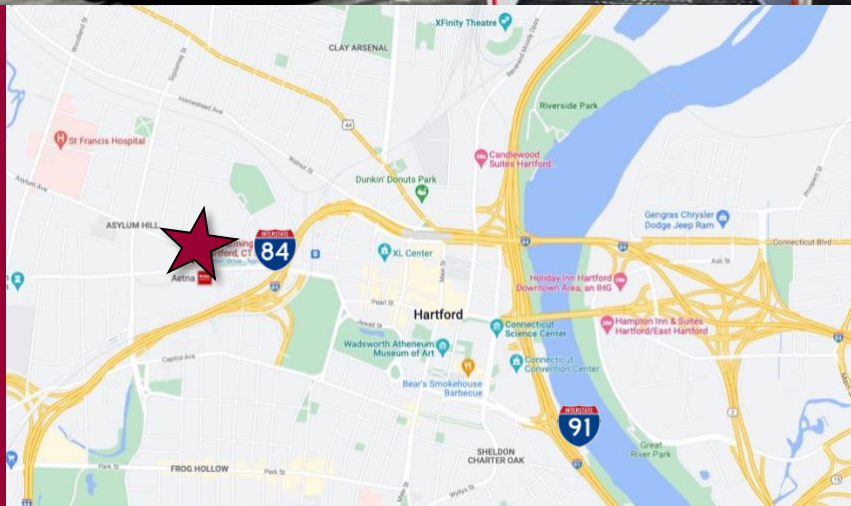


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2,240± SF Available
- Lower Level Space
- Two Stories
- 0.52 Acre
- Elevator
- 18 Parking Spaces
- On Bus Line
- Zoning: MX-1
- Traffic: 12,600 ADT
- I-84, Exit 48
- Many area amenities

For more information contact:

Kyleigh Caron | 860-761-6004 | kcaron@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 20,000± SF
AVAILABLE AREA 2,240± SF
MAX CONTIGUOUS AREA 2,240± SF
WILL SUBDIVIDE TO TBD
NUMBER OF FLOORS 2
CONSTRUCTION Masonry / Brick
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1939

SITE INFORMATION

SITE AREA 0.52± Acre
ZONING MX-1
PARKING 18 spaces | Add'l parking available
SIGNAGE On-Building / Directory
VISIBILITY Excellent on Farmington Ave
FRONTAGE 74'
HWY.ACCESS I-84, Exit 48
TRAFFIC COUNT 12,600 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Partial (65%)
TYPE OF HEAT Gas, Hot Water
SPRINKLERED TBD
ELECTRIC SERVICE TBD
ELEVATOR(S) 1

UTILITIES

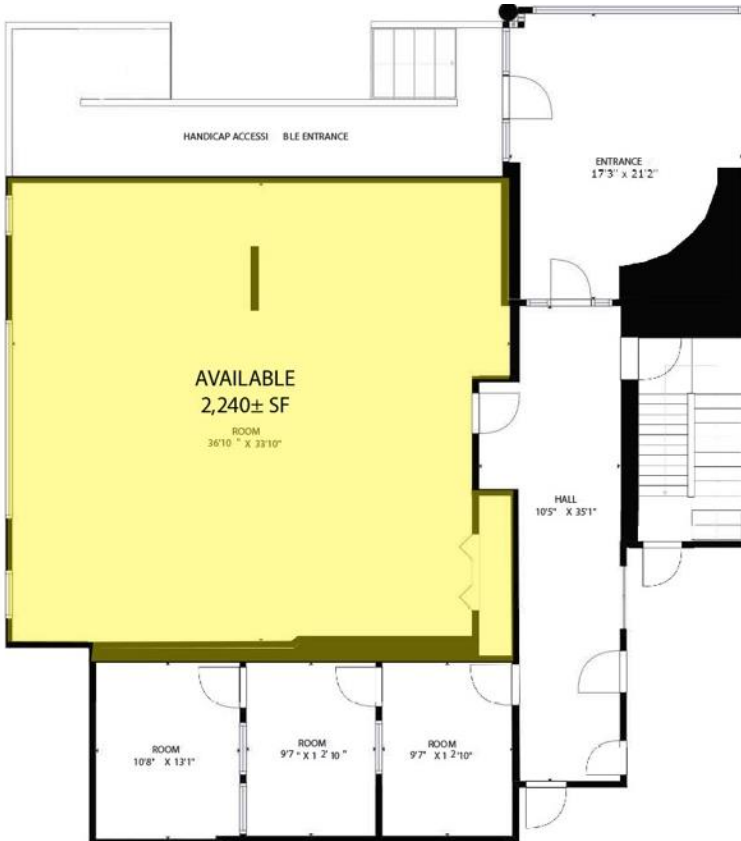
SEWER City
WATER City
GAS Yes

EXPENSES

RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

COMMENTS The 2,240 SF space can be built-out for the tenant.

DIRECTIONS I-84 W, Exit 48. Left onto Asylum Ave. Left onto Farmington Ave. Property on Right.



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- Traffic: 12,600 ADT
- I-84, Exit 48
- Many area amenities
 - Shopping
 - Banking
 - Dining



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