



Exclusive Agent = Associate Broker:  
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**770 Wethersfield Avenue, Hartford, CT**

**AVAILABLE FOR LEASE - SUBJECT PROPERTY SUITE OFFICE – 3,638 sq ft**

Lease = Reasonable offers will be considered; Owner seeks market returns for additional investment.

Offers to Lease – Lease Offering Available at grade only

Property – Existing Property - Reuse Plans – For Lease – Warehouse South – “As Is”

Category	\$ /SF/Yr	\$ /Month
Base Rent/Debt Service Equivalent	\$ 9.25 psf/yr	\$ 2,804 per month
Real Estate Taxes Reimbursement	\$ 0.72 psf/yr	\$ 218 per month
Other CAM Costs	\$ 1.03 psf/yr	\$ 312 per month
Base Rent Plus Expense Reimbursement	\$ 11.00 psf/yr	\$ 3,334 per month

Owner May be able to Split in Half but Best Together

3.0- acres of land in total; frontage and access on two streets

Escalations - \$0.25 per square foot per year

Capital Expenditures - None

Term Minimum – 3 years; 3-10 years available

Tenant Desired Landlord Construction at Cost x 12% on Net New Costs

Ask about other sizes, level of finish and tailored renovations

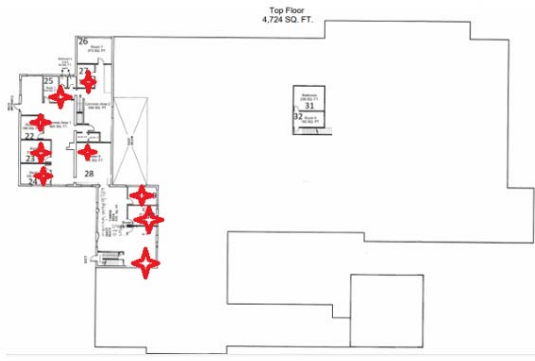
Commercial areas are 10 foot clear

Warehouse is 10 foot clear with the exception of north bays that are 18’ clear in the middle

A level of demolition, wiring and lighting requires re-assembly

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## ESTIMATE OF THE REAL ESTATE TAX - 36,777 sq ft

Lease = Reasonable offers will be considered

Offers to Lease – Lease Offering Available at grade only; Offers to Purchase are Welcome

### Property – Existing Property - Adaptive Reuse Plans – For Sale

Category	\$	\$ PSF
Assessment	\$ 385,000	\$ 10.47
Estimate of Real Estate Tax	\$ 26,545.80	
Estimate of Real Estate Tax PSF	\$ 0.72	

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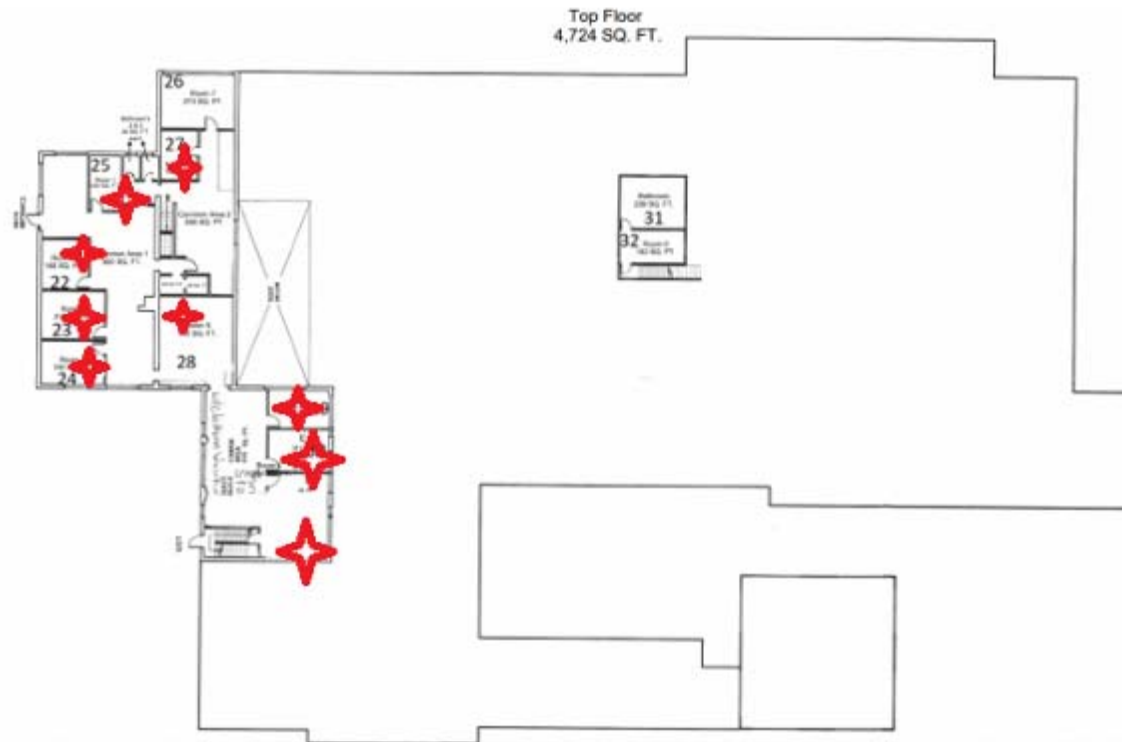
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Your time is appreciated...

Kenneth R. Labbe  
Business Development Manager (BDM)/Owner's Rep



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