

57-59 N Main St

West Hartford, CT 06107 (Hartford County) - West Hartford Submarket



Office

Property Summary

RBA (% Leased)	7,395 SF (100%)
Built	1902
Stories	3
Typical Floor	2,464 SF
Tenancy	Single
Available	1,550 SF
Max Contiguous	1,550 SF
Asking Rent	\$36.77 SF/yr/FS



Property Details

Land Area	0.25 AC (10,890 SF)	Building FAR	0.68
Owner Occupied	No	Zoning	RM-O
Parcel	WHAR-038361-000057-000001		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Office	Direct	1,550	1,550	1,550	\$36.77 FS	02/2025	5 - 10 Years

Transportation

Traffic Volume	19,239 on Trout Brook Dr (2020); 7,781 on Arundel Ave (2020); 7,742 on Inca Dr (2022); 6,332 on Hawthorne Rd (2022); 15,262 on Fern St (2022); 2,592 on Brunswick Ave (2020); 16,776 on Farmington Ave (2022); 1,464 on Whitman Ave (2022); 1,554 on Whitman Ave (2022); 2,231 on Walden St (2022)								
Airport	Bradley International								38 min drive
Walk Score ®	Very Walkable (83)								

Property Notes

Beautiful office located in West Hartford Center. Single tenant identity space with excellent visibility and signage on heavily-trafficked North Main Street. Formerly occupied by a law firm, the space had wonderful finishes including hardwood floors and can be delivered with furnishings in place. The space has a conference room, two private offices, a reception area and a bullpen office area on the 1,600 sf 1st floor. The lower level contains another 1,000 sf of fully finished space with dropped ceilings, good ceiling height and natural light. The building can accommodate 7-8 cars of parking on site.