

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



## PROPERTY DESCRIPTION

Office space is newly available and ready for immediate occupation. Located on the 1st floor, the space consists of multiple offices, conference room, open bullpen and a kitchenette.

## PROPERTY HIGHLIGHTS

- 1978 +/- RSF space for lease
- Additional 150 +/- RSF of Storage Space Available for Additional Charge
- Recent updates
- Plenty of natural light
- Off-Street parking spots with designation available
- Corner of Farmington Ave and Trout Brook Drive
- ADT of 16,200 vehicles
- Some of the furniture, fixtures and equipment can be made available
- Located just a short walk away from West Hartford Center and Blue

## OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (Full Service Gross w/Base Year)
Number of Units:	6
Available SF:	1,978 SF
Lot Size:	0.63 Acres
Building Size:	14,050 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,330	53,643	97,648
Total Population	18,685	131,996	245,638
Average HH Income	\$162,490	\$113,100	\$102,343

## CARL BERMAN CCIM, MICP

Managing Director

877.327.3755 x701

cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

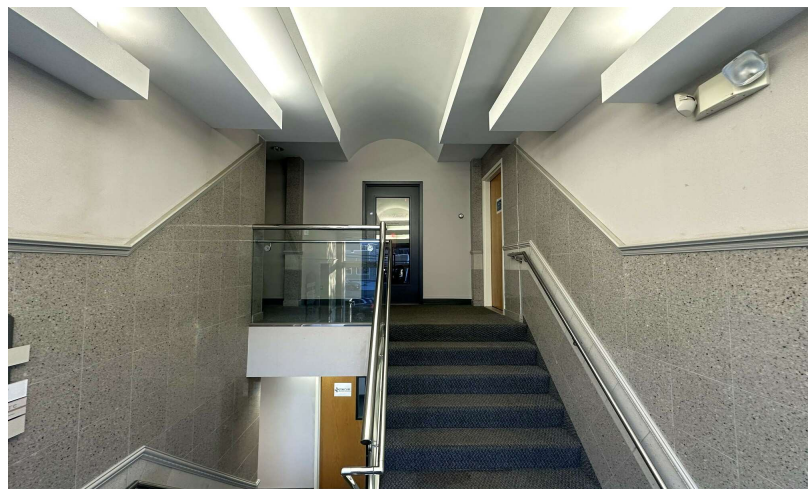
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



**CARL BERMAN CCIM, MICP**  
Managing Director  
877.327.3755 x701  
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

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. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



**CARL BERMAN CCIM, MICP**  
Managing Director  
877.327.3755 x701  
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

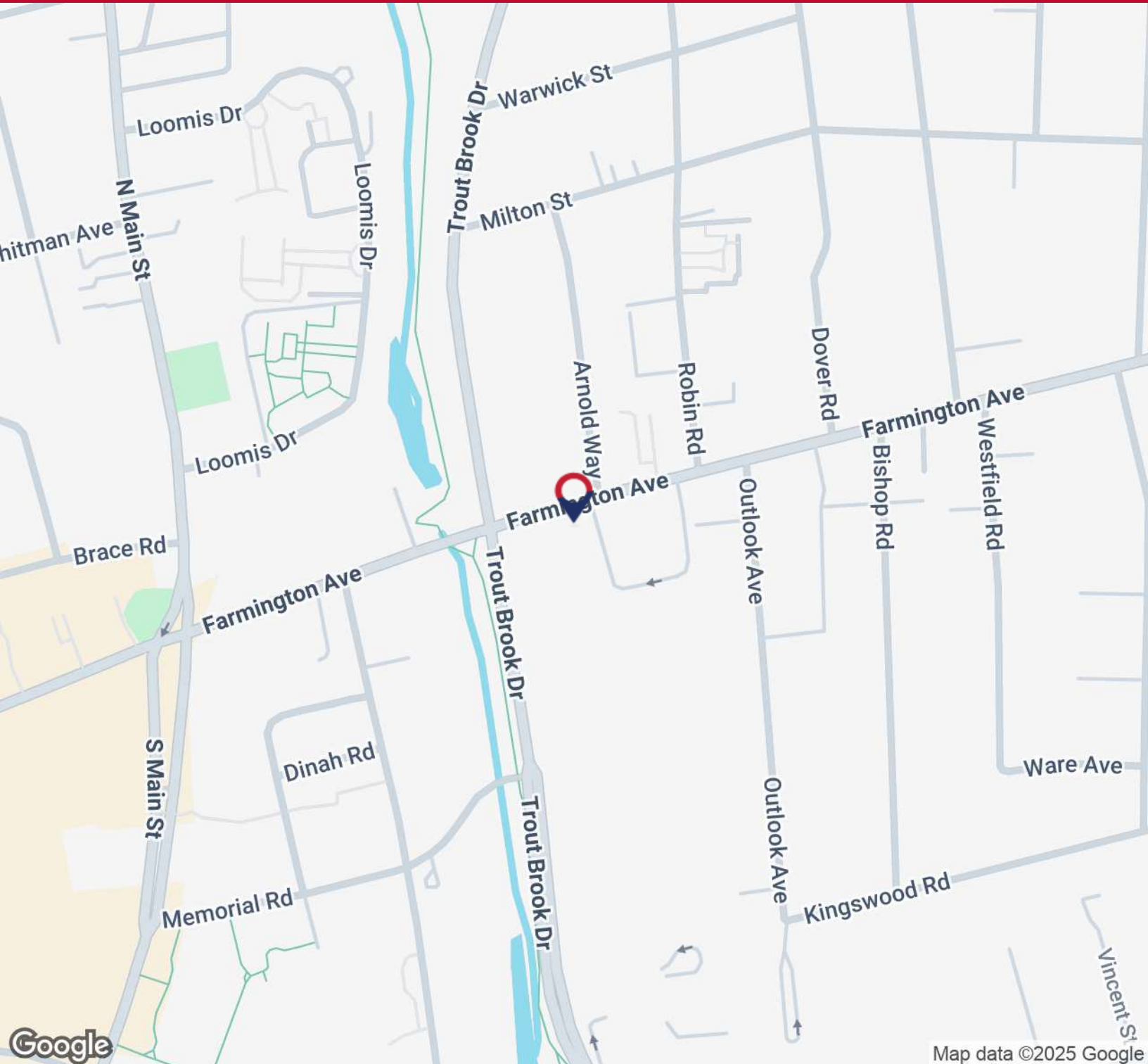
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



**CARL BERMAN CCIM, MICP**  
Managing Director  
877.327.3755 x701  
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

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. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**

COMMERCIAL REAL ESTATE SERVICES

A Veteran Owned Company



**CARL BERMAN CCIM, MICP**

Managing Director

877.327.3755 x701

cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

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. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



**CARL BERMAN CCIM, MICP**  
Managing Director  
877.327.3755 x701  
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

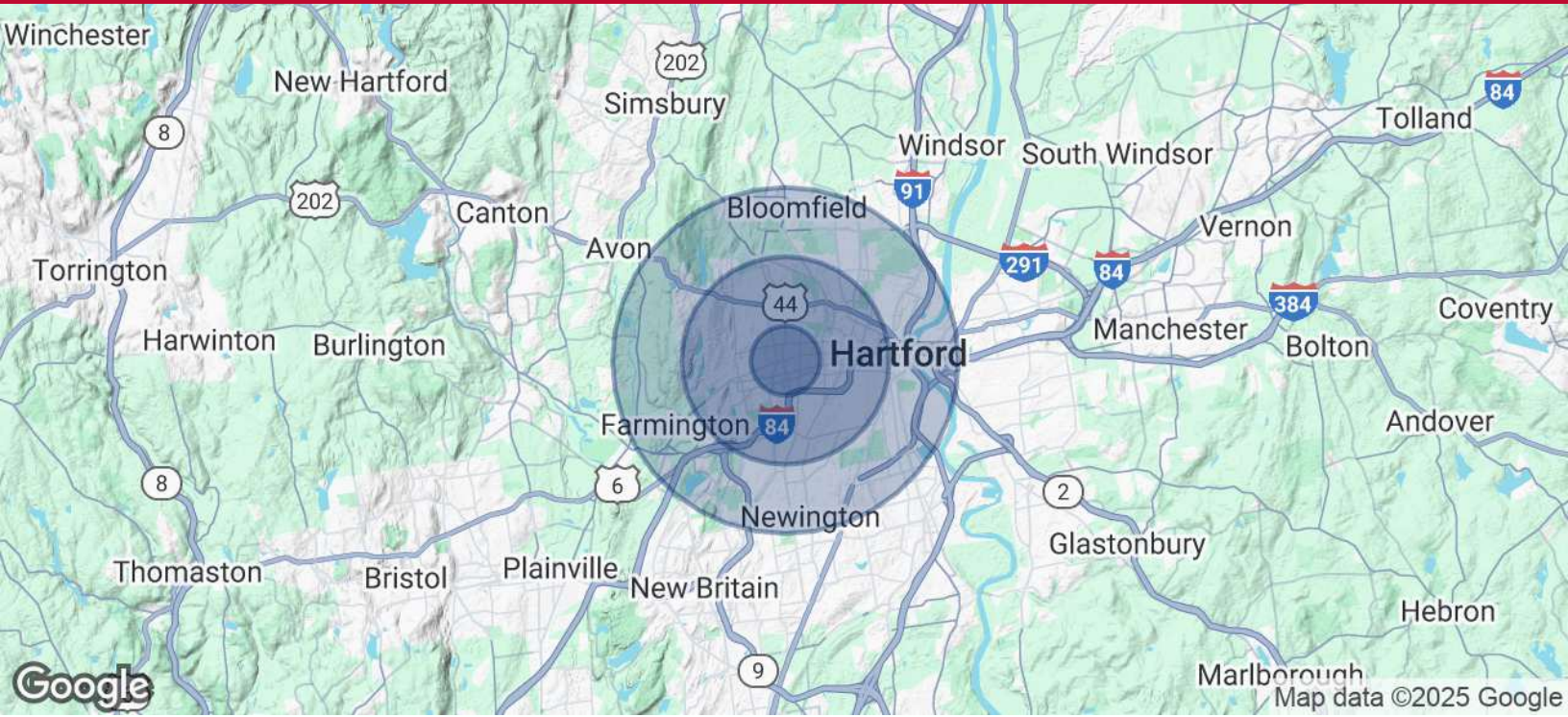
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

# 901 FARMINGTON AVE • OFFICE BUILDING FOR LEASE

901 FARMINGTON AVENUE, WEST HARTFORD, CT 06119



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,685	131,996	245,638
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,330	53,643	97,648
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$162,490	\$113,100	\$102,343
Average House Value	\$437,287	\$364,412	\$336,769

Demographics data derived from AlphaMap

**CARL BERMAN CCIM, MICP**  
Managing Director  
877.327.3755 x701  
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

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. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.