



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

CBCWORLDWIDE.COM

35 PEARL STREET

\$15.00 SF/yr (MG)

35 Pearl Street
New Britain, CT 06051

AVAILABLE SPACE
1,500 SF



OFFICE

Mario Longobucco
860 307 5945
mario.longobucco@cbcnrt.com

James McCall
203 376 9650
james.mccall@cbcnrt.com

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COLDWELL BANKER COMMERCIAL
NRT
7 Kenosia Ave Ste 3, Danbury, CT 06810
203.744.7025



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OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$15.00 SF/yr (MG)

Year Built: 1988

Zoning: B-1

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PROPERTY OVERVIEW

Coldwell Banker Commercial presents for lease 35 Pearl Street, located in New Britain, Connecticut. This 1,500 SF office suite is located on the 3rd floor of this desirable office building, directly across the street from the New Britain Courthouse. Excellent location for an attorney, CPA, or medical use. Parking is available at courthouse garage.

PROPERTY HIGHLIGHTS

- 1,500 SF Office Suite
- Excellent Location
- Across the Street from New Britain Courthouse
- Perfect for Attorney, CPA, or Medical Use
- Offsite Parking Available in Courthouse Garage



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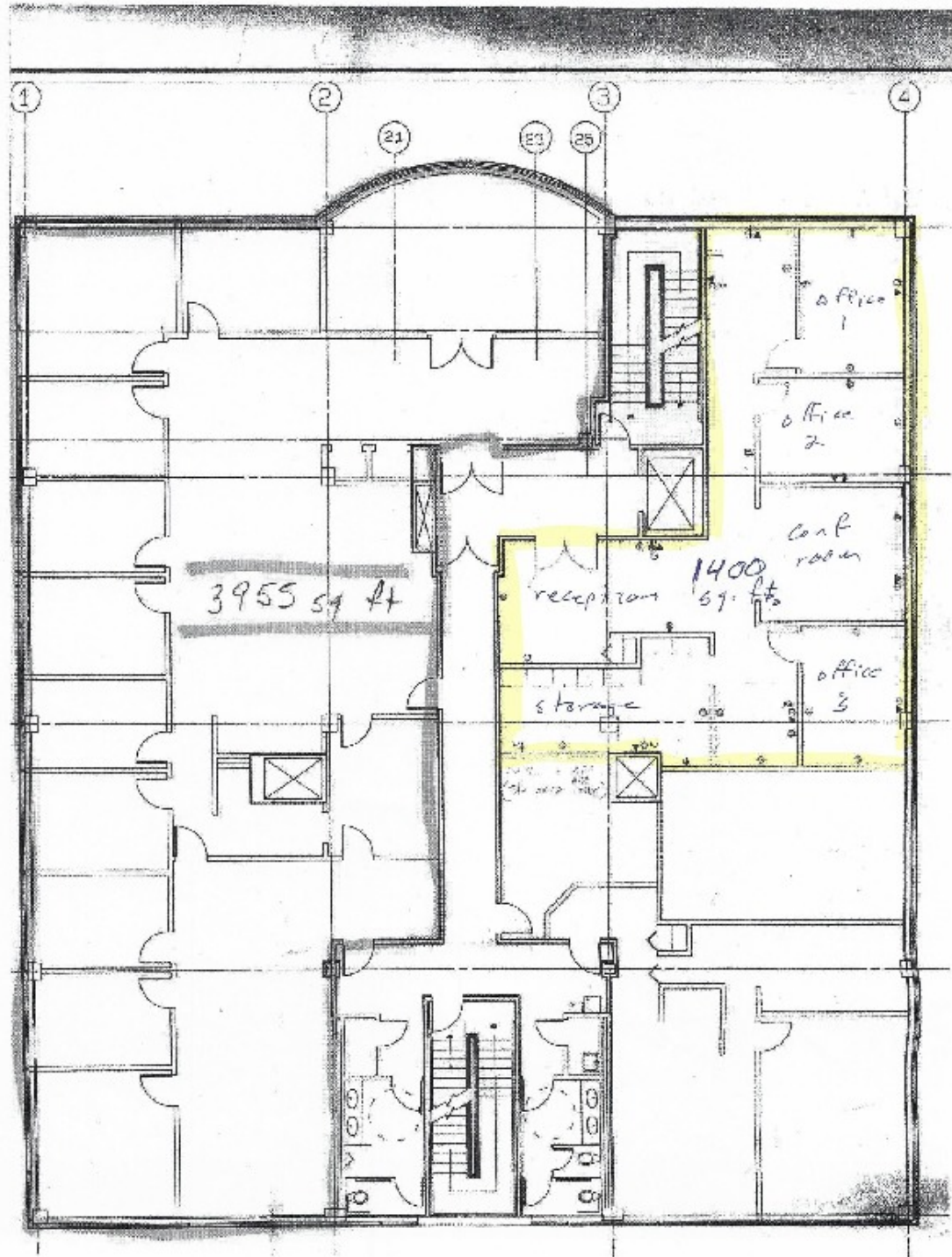
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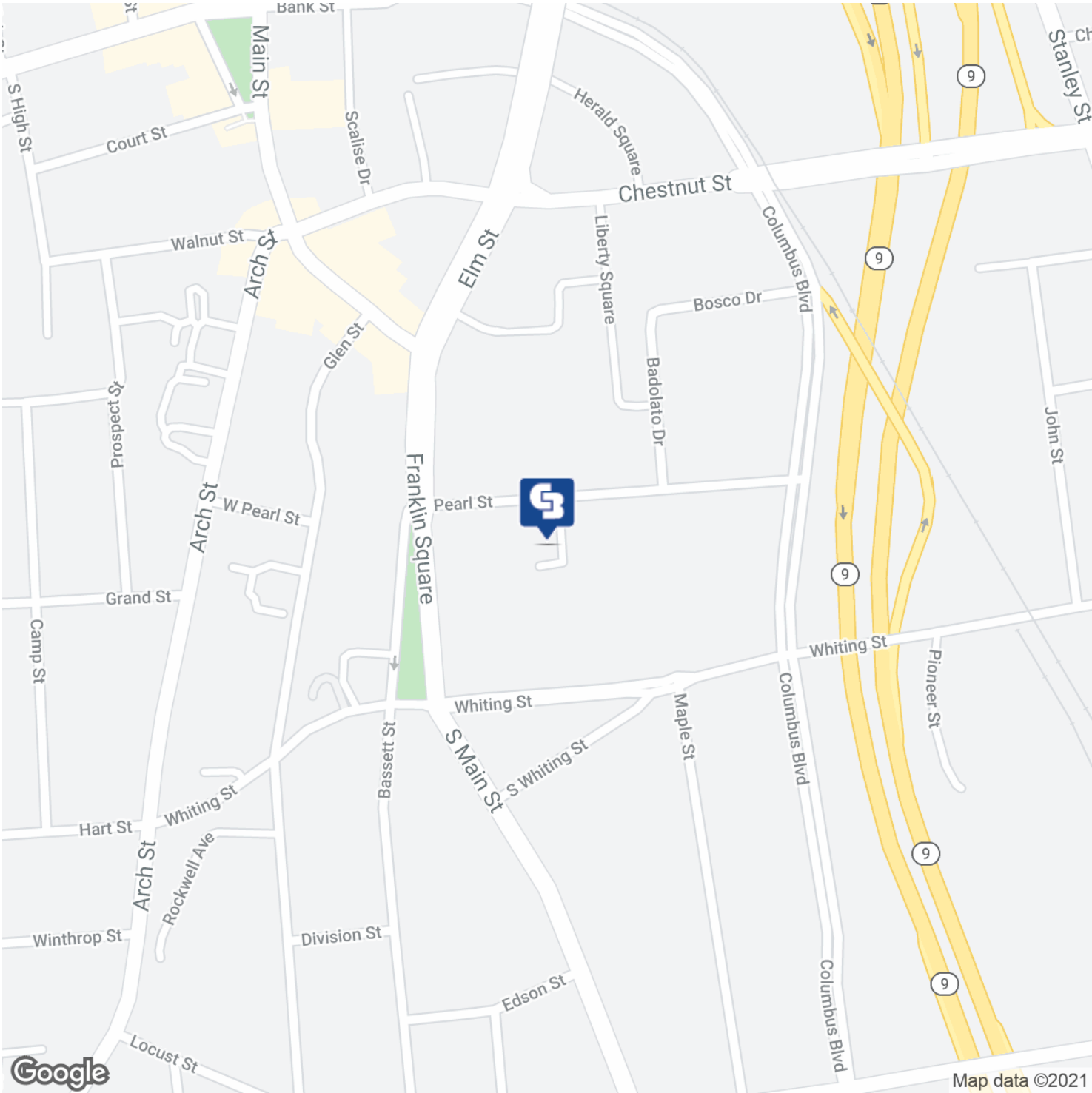
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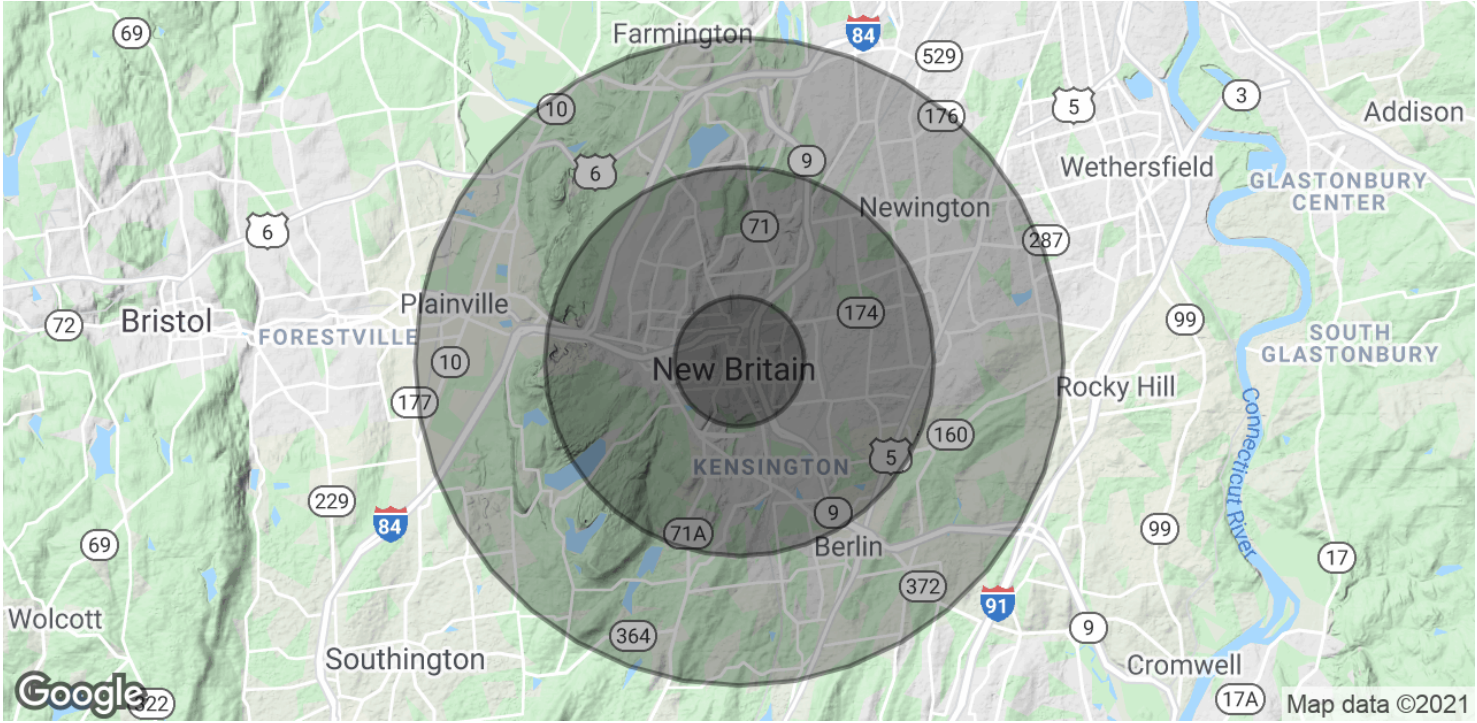
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,641	108,598	172,010
Average age	34.4	36.0	38.7
Average age (Male)	33.5	34.3	37.1
Average age (Female)	35.7	37.9	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,421	43,525	68,806
# of persons per HH	2.3	2.5	2.5
Average HH income	\$39,843	\$54,717	\$68,539
Average house value	\$196,618	\$224,900	\$285,858

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