

# FOR LEASE

609 FARMINGTON AVE

Hartford, CT 06105



## PROPERTY DESCRIPTION

Coldwell Banker Commercial presents two office spaces for lease in Hartford's desirable West End along Farmington Avenue, offering onsite parking and close proximity to local businesses and restaurants. The primary available suite is a 2K-square-foot space ideal for a CPA, financial services firm, law office, professional user, or potential workshop or training space. Ownership is highly motivated and open to tenant improvements and a free rent period, with flexibility to structure terms for the right tenant. An additional 1K-square-foot office suite is also available, suitable for small businesses, startups, or solo practitioners seeking a professional and efficient environment. The building is home to established tenants, providing a reputable and convenient business setting.

## PROPERTY HIGHLIGHTS

- 1,000 & 2,000 SF spaces available
- Motivated landlord offering tenant improvement allowance and free rent period on 2,000SF space
- On site parking
- Prime location on Farmington Ave in Hartford's West End
- Quick access to major highways

## OFFERING SUMMARY

Lease Rate:	\$15-\$18 SF/yr (Gross + Electric; Full Service)
Available SF:	1,000 & 2,000 SF
Lot Size:	0.46 Acres
Building Size:	14,688 SF
Parking:	Onsite
Zoning:	MX-1 (Multi-Use Mix)
Year Built:	1960

**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# AVAILABLE SPACES

609 FARMINGTON AVE

Hartford, CT 06105



## LEASE INFORMATION

Lease Type:	Gross + Electric; Full Service
Total Space:	1,000 - 2,000 SF

Lease Term:	Negotiable
Lease Rate:	\$15 - \$18 SF/yr

## AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Available	2,000 SF	Gross + Electric	\$15.00 SF/yr
Available	1,000 SF	Full Service	\$18.00 SF/yr

**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 2,000 SF AVAILABLE 609 FARMINGTON AVE

Hartford, CT 06105



---

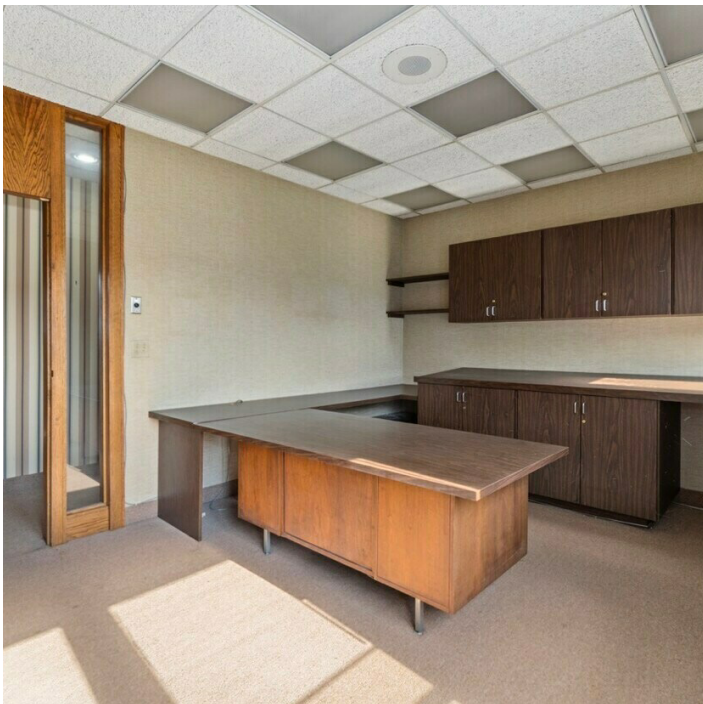
**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# 2,000 SF AVAILABLE 609 FARMINGTON AVE

Hartford, CT 06105



**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



# 2,000 SF AVAILABLE

609 FARMINGTON AVE

Hartford, CT 06105



---

**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# 1,000 SF AVAILABLE

609 FARMINGTON AVE

Hartford, CT 06105



**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



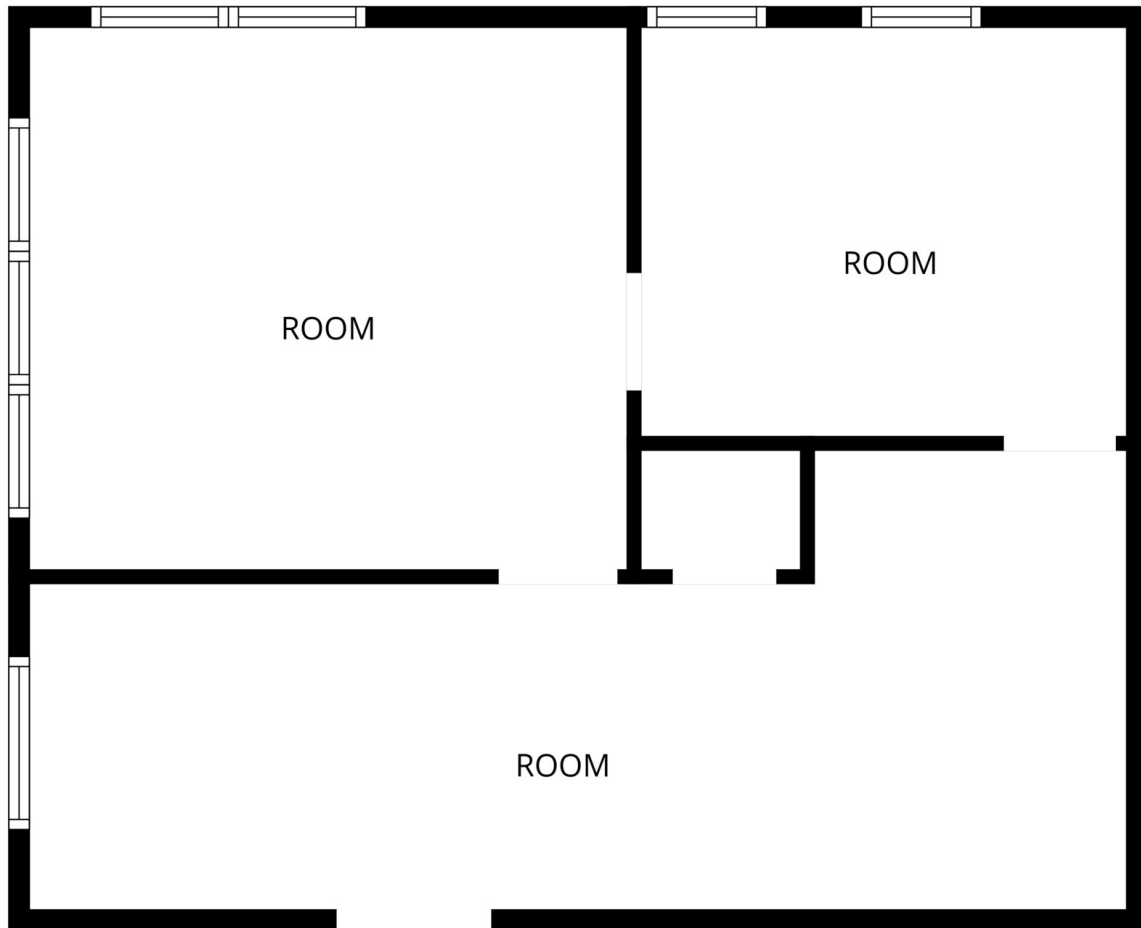
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 1,000 SF AVAILABLE

609 FARMINGTON AVE

Hartford, CT 06105



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

---

**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



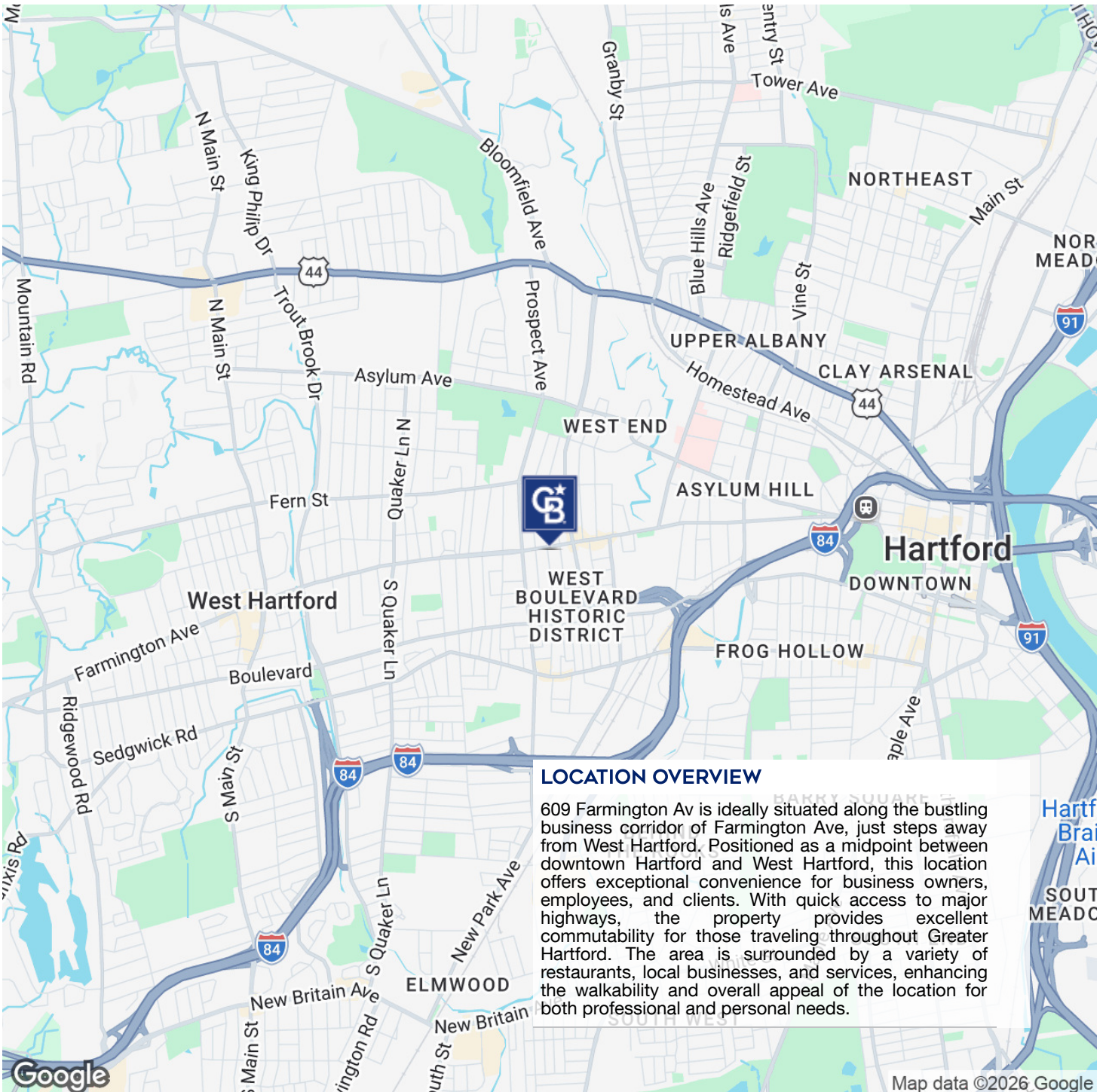
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LOCATION

609 FARMINGTON AVE

Hartford, CT 06105



**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LISTING CONTACT

609 FARMINGTON AVE

Hartford, CT 06105



**BRANDON RUSH**

Commercial Associate

Brandon.Rush@CBRealty.com

Cell: (203) 915-3803

---

**Brandon Rush**  
(203) 915-3803  
Brandon.Rush@CBRealty.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.