

## Available Suites to Lease



Street Address:	At Grade - 174 West Street, Southington, CT = Liquor Store
Build-out:	Retail/Office Suite
Gross Leasable Area:	1,594 square feet
Base Rent:	\$ 27.50 per square foot per year
CAM:	\$ 6.00 per square foot per year
Base Rent plus CAM:	\$ 33.50 per square foot per year
Monthly Base Rent:	\$ 3,652.92
CAM:	\$ 797.00
Base Rent and CAM – Base Year:	\$ 4,449.92
Utilities:	Individually metered or allocated
Lease Term:	Min 3 years
State of the Property:	The space is built-out for liquor store and either has to be renovated for continued use to renovated for change of use. Tenant to design and build renovations.

Available Suites to Lease



Front of Suite "As Is":



Front of Suite "As Is":

## Available Suites to Lease



Street Address:	At Grade - 174 West Street, Southington, CT = Former Barter and Currency Trader
Build-out:	Retail/Office Suite
Gross Leasable Area:	1,594 square feet
Base Rent:	\$ 21.00 per square foot per year
CAM:	\$ 6.50 per square foot per year
Base Rent plus CAM:	\$ 27.50 per square foot per year
Monthly Base Rent:	\$ 2,856.92
CAM:	\$ 797.00
Base Rent and CAM – Base Year:	\$ 3,652.92
Utilities:	Individually metered or allocated
Lease Term:	Min 3 years

Available Suites to Lease



Suite Front – Former Barter Agency

## Available Suites to Lease



Street Address:	At Grade - 174 West Street, Southington, CT = Former Convenience Store
Build-out:	Retail/Office Suite
Gross Leasable Area:	1,594 square feet
Base Rent:	\$ 21.00 per square foot per year
CAM:	\$ 6.50 per square foot per year
Base Rent plus CAM:	\$ 27.50 per square foot per year
Monthly Base Rent:	\$ 2,856.92
CAM:	\$ 797.00
Base Rent and CAM – Base Year:	\$ 3,652.92
Utilities:	Individually metered or allocated
Lease Term:	Min 3 years

## Available Suites to Lease



Interior of Suite from Back to Front Entry

## Available Suites to Lease



Street Address:	Upper Floor - 174 West Street, Southington, CT = Former Adult Care Agency
Build-out:	Existing Build-out - Medical Office/General Office; Adaptive Reuse – Residential Ten or More Apartment Units
Gross Leasable Area:	10,619 square feet
Base Rent:	\$ 10.00 per square foot per year “As Is”
CAM:	\$ 6.50 per square foot per year “As Is”
Base Rent plus CAM:	\$ 16.50 per square foot per year “As Is”
Monthly Base Rent:	\$ 106,190
CAM:	\$ 69,024
Base Rent and CAM – Base Year:	\$ 175,214
Utilities:	Individually metered or allocated
Lease Term:	Min 3 years

### Available Suites to Lease

#### State of the Property:

The space is built-out for medical/general office which may be suitable for some users. If a tenant seeks to take possession of the space "as is", then the asking rate would be as outlined above. Any adaptive reuse of the space would be at the cost of the tenant.



#### Interior Photos "As Is":

## Available Suites to Lease



Street Address:	Lower Level - 174 West Street, Southington, CT = Former Adult Care Agency – New Use – Climate Controlled Self-storage on North and Ambient Self-Storage on South
Build-out:	Existing Use - Medical Office/General Office on the north; side of the floor; Adaptive reuse – Climate controlled self-storage on the north 60% of the floor and ambient storage on the south 40% of the floor.
Gross Leasable Area:	9,564 square feet
Lower Level – North:	3,825 square feet
Lower Level – South:	5,738 square feet

Available Suites to Lease

Lower-Level South

Base Rent: \$ 11.00 per square foot per year "As Is" - Gross

CAM: \$ 0.00 per square foot per year "As Is" - Gross

Base Rent plus CAM: \$ 11.00 per square foot per year "As Is" - Gross

Monthly Base Rent: \$ 63,120 - Gross

CAM: \$ 0 - Gross

Base Rent and CAM – Base Year: \$ 63,120 - Gross

Utilities: Individually metered or allocated

Lease Term: Min 3 years

State of the Property: The space is built-out for medical/general office which may be suitable for some users. If a tenant seeks to take possession of the space "as is", then the asking rate would be as outlined above. Any adaptive reuse of the space would be at the cost of the tenant.

Available Suites to Lease

Lower-Level North

Base Rent: \$ 3.38 per square foot per year "As Is" - Gross

CAM: \$ 0.00 per square foot per year "As Is" - Gross

Base Rent plus CAM: \$ 3.38 per square foot per year "As Is" - Gross

Monthly Base Rent: \$ 1,076 - Gross

CAM: \$ 0 - Gross

Base Rent and CAM – Base Year: \$ 1,076 - Gross

Utilities: Individually metered or allocated

Lease Term: Min 3 years

State of the Property: The space is built-out for medical/general office which may be suitable for some users. If a tenant seeks to take possession of the space "as is", then the asking rate would be as outlined above. Any adaptive reuse of the space would be at the cost of the tenant.