



770 Wethersfield Avenue, Hartford, CT

AVAILABLE FOR LEASE - SUBJECT PROPERTY SUITE WAREHOUSE – 15,385 sq ft

Lease = Reasonable offers will be considered; Owner seeks market returns for additional investment.

Offers to Lease – Lease Offering Available at grade only

Exclusive Agent = Associate Broker:
 Kenneth R. Labbe - Cell-860-891-8551
 Kenneth R. Labbe (203) 391-6805
 Email- klabbe@pyramidregroup.com

Property – Existing Property - Reuse Plans – For Lease – Warehouse South – “As Is”

Category	\$ /SF/Yr	\$ /Month
Base Rent/Debt Service Equivalent	\$ 8.25 psf/yr	\$ 9,505 per month
Real Estate Taxes Reimbursement	\$ 0.72 psf/yr	\$ 832 per month
Other CAM Costs	\$ 1.03 psf/yr	\$ 2,304 per month
Base Rent Plus Expense Reimbursement	\$ 10.00 psf/yr	\$11,523 per month

Owner May be able to Split in Half but Best Together

3.0- acres of land in total; frontage and access on two streets

Escalations - \$0.25 per square foot per year

Capital Expenditures - None

Term Minimum – 3 years; 3-10 years available

Tenant Desired Landlord Construction at Cost x 12% on Net New Costs

Ask about other sizes, level of finish and tailored renovations

Commercial areas are 10 foot clear

Warehouse is 10 foot clear with the exception of north bays that are 18’ clear in the middle

A level of demolition, wiring and lighting requires re-assembly

Pyramid Real Estate Group | 500 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

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ESTIMATE OF THE REAL ESTATE TAX - 36,777 sq ft

Lease = Reasonable offers will be considered

Offers to Lease – Lease Offering Available at grade only; Offers to Purchase are Welcome

Property – Existing Property - Adaptive Reuse Plans – For Sale

Category	\$	\$ PSF
Assessment	\$ 385,000	\$ 10.47
Estimate of Real Estate Tax	\$ 26,545.80	
Estimate of Real Estate Tax PSF	\$ 0.72	

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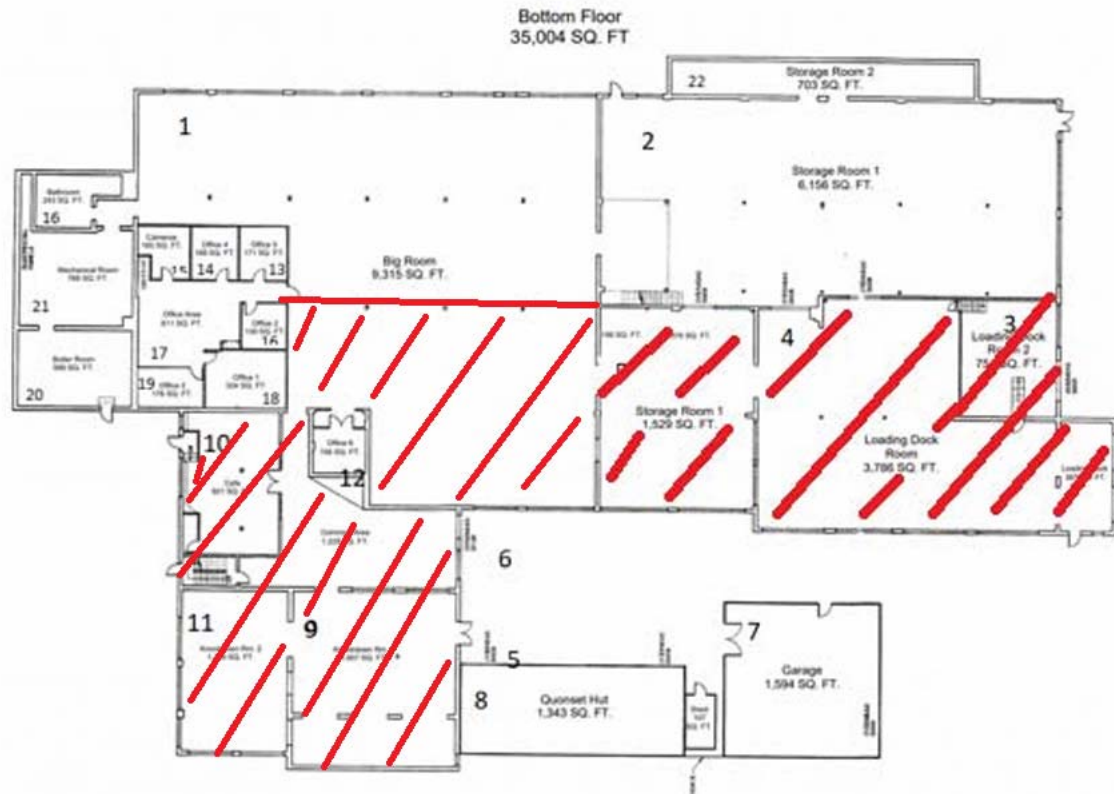
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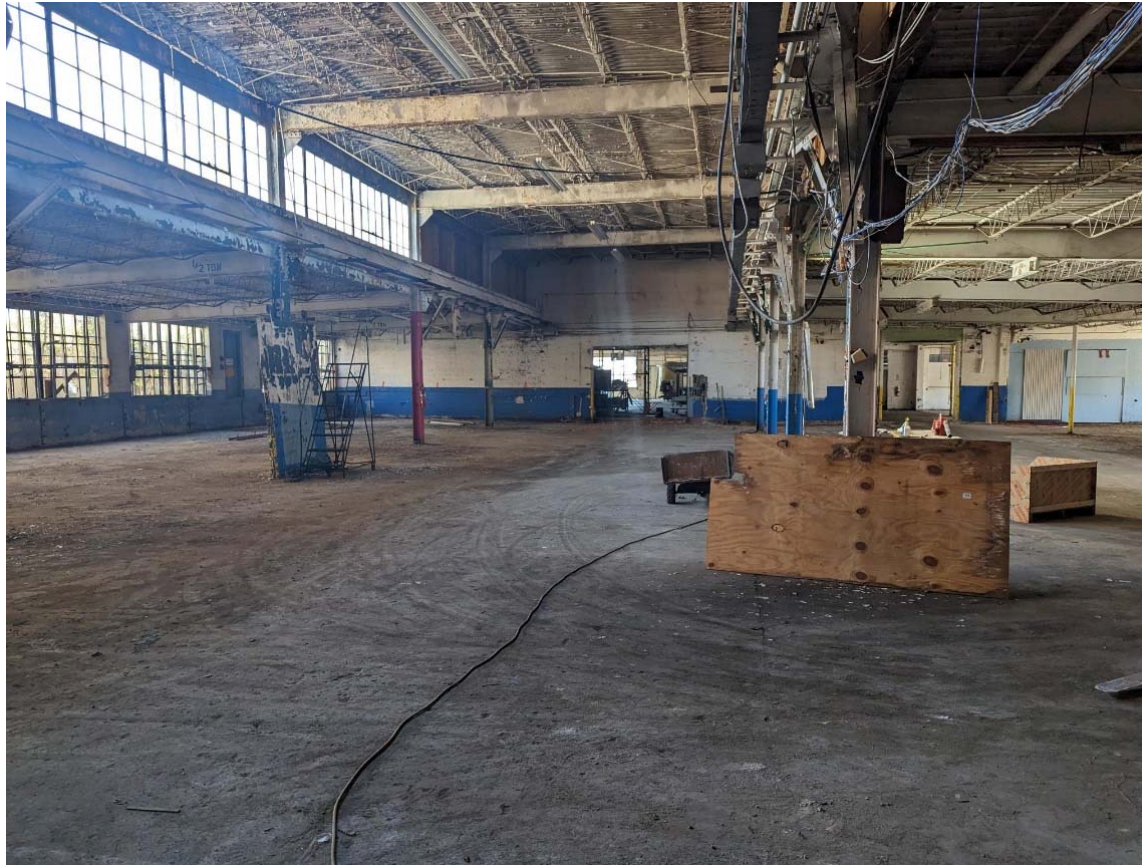
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770 WETHERSFIELD AVENUE (WITH SECONDARY ACCESS FROM LEDYARD STREET), HARTFORD, CT = NORTH INTERIOR – SIMILAR TO SOUTH OTHER THAN CLEAR HEIGHT WHICH IS A FLAT 10 FEET IN THE SOUTH; I THE NORTH INTERIOR IS RAISED FOR 20 FEET



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Your time is appreciated...

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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