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1123-1125 New Britain Ave

2,550 SF of Office Space Available in West Hartford, CT

Office Space / Connecticut / West Hartford / 1123-1125 New Britain Ave, West Hartford, CT 06110



Edit Listing - edit details, photos, attachments

16 Days Last Updated



Marc Gottesdiener

860-246-5053

Contact

MARC GOTTESDIENER & CO., INC.

APPRAISER/BROKER/EXCHANGOR/INVESTOR

5,300
 Cost: \$746,648
 Percent Good: 54
 Replacement Cost
 Depreciation: \$403,200

Building Attributes

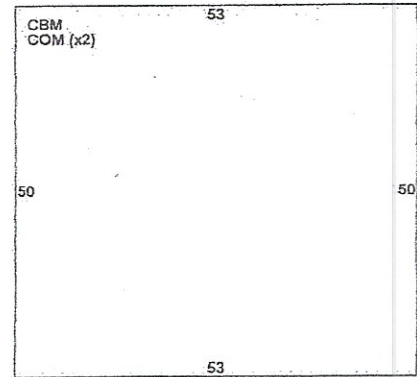
Field	Description
STYLE	Office General
MODEL	Comm/Ind
Grade	C 1.00
Stories:	2
Occupancy	
Exterior Wall 1	Precast Panel
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Typical
Interior Wall 2	
Floor Type	Concrete Slab
Floor Cover	None
Heating Fuel	Typical
Heating Type	None
AC Type	None
As Built Use	OFF
Bldg Use	Commercial
# of Bedrooms	
Total Baths	
Type	01
Wet Sprinkler	
Dry Sprinkler	
1st Floor Use:	
Class	Class C
Frame Type	Masonry
Plumbing	LIGHT
Ceiling	Not Applicable
Group	OFF



(http://images.vgsi.com/photos/WestHartfordCTPhotos/\00\01\22\52.JPG)

Building Layout

RTS
 (1,400 sf)
 OFA
 (2,650 sf)
 MUS
 (2,650 sf)
 OFA
 (1,250 sf)



(ParcelSketch.ashx?pid=18211&bid=18211)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
OFA	OFFICE MIXED USE	3,900	3,900	
RTS	RETAIL STORE	1,400	1,400	
CBM	BSMT COMM - NV	2,650	0	
COM	COMMERCIAL - NV	5,300	0	
MUS	MULTI USE STORAGE	2,650	0	
		15,900	5,300	

WWW.MARCGOTTESDIENER.COM

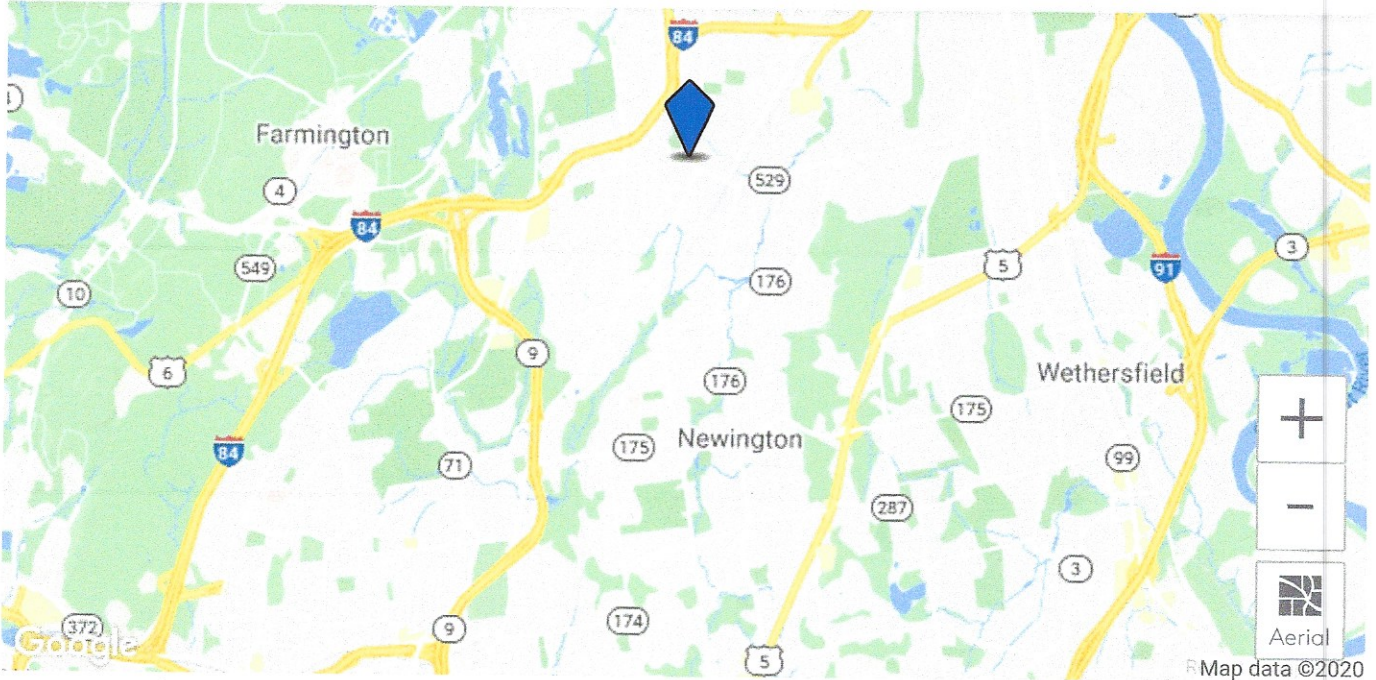


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Map data ©2020

WALK SCORE®
Very Walkable (70)

BIKE SCORE®
Very Bikeable (71)

TRANSPORTATION

AIRPORT

Bradley International Airport 37 min drive 22.3 mi



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1123-1125 New Britain Ave

2,550 SF of Office Space Available in West Hartford, CT

Building Type	Office
Year Built	1940
Building Height	2 Stories
Building Size	4,752 SF
Building Class	C
Typical Floor Size	2,650 SF
Unfinished Ceiling Height	9'
Parking	20 Surface Parking Spaces

Listing ID: 20314409

Date Created: 7/17/2020

Last Updated: 8/24/2020

LINKS

www.loopnet.com

MAP



Marc Gottesdiener

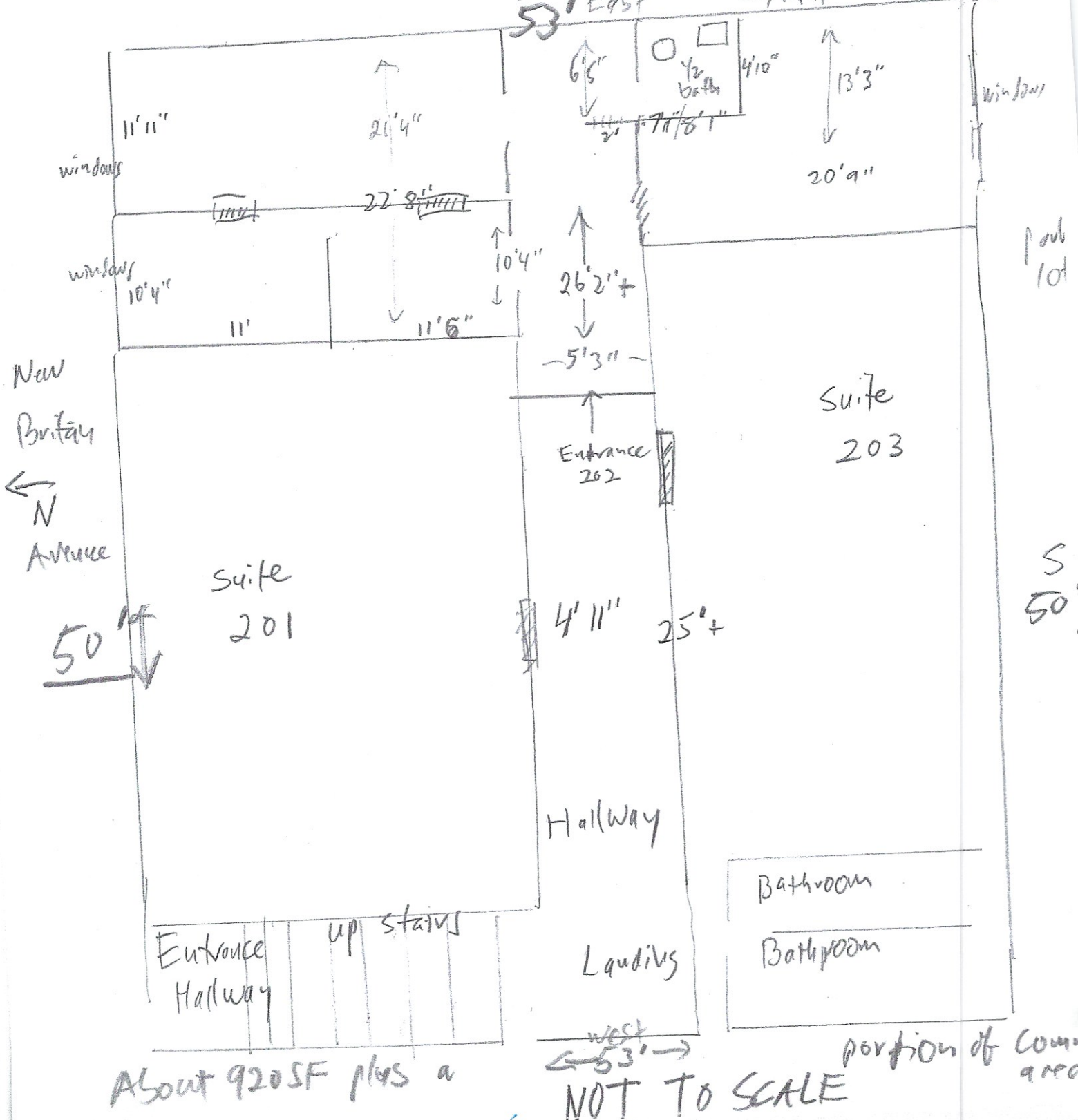
860-246-5053

Contact

MARC GOTTESDIENER & CO., INC.

APPRAISER/BROKER/EXCHANGOR/INVESTOR

1125 New Britain 2nd Floor Avenue
Suite 202
53' East skylight
West Hartford 06112



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Market at Lease

Vacancy Rates	2015 Q4	YOY Change
Subject Property	15.8%	0.0%
Submarket 1-3 Star	5.9%	2.0%
Market Overall	9.3%	0.3%
Market Rent Per SF		
Submarket 1-3 Star	\$22.17	1.9%
Market Overall	\$18.83	3.1%
Submarket Leasing Activity		
12 Mo. Leased SF	121,064	143.3%
Months on Market	10.2	5.4 mo



Building

Type	2 Star Office	Year Built	1940
Location	Suburban	Tenancy	Multi
RBA	4,752 SF	Owner Occup	No
Stories	2	Slab to Slab	11'
Typical Floor	2,700 SF		
Class	C		
Construction	Masonry		
Building Ht	26'		

CoStar Est. Rent \$15 - 18/fs (Office)

Parking 20 free Surface Spaces are available; Ratio of 4.21/1,000 SF

Taxes \$3.67/SF (2019)

Walk Score® Very Walkable (70)

Transit Score® Minimal Transit (0)

Lease Contact

Leasing Rep

Marc Gottesdiener & Co., Inc.
REAL ESTATE

Marc Gottesdiener
Realtor/Exchange/Appraiser



Landlord

Hms Associates

Po Box 340029

Hartford, CT 06134

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Toll-free in CT: 1-877-HERES-HE lp

Space Availability at Lease

Floor	Use	Type	SF Avail	Flr Contig	Bldg	Rent/SF/Yr	Occupancy	Listing Company
P 1st	Office/Retail	Direct	750	750	750	\$18.40/mg		Henry Holmes

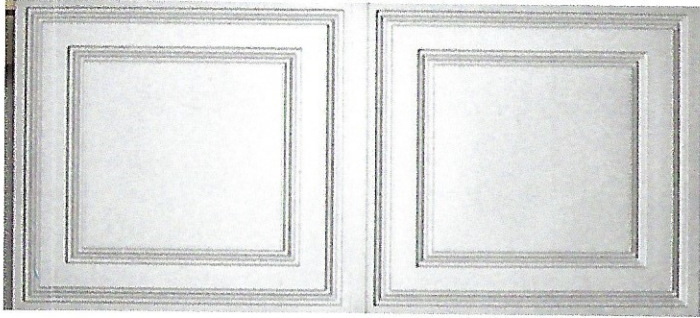
Sources

Sources	Created Date
Direct Landlord	Apr 18, 2016
	Last Updated
	Apr 18, 2016

1125 New Britain Ave hallway/entrance remodel
Goals: brighten up space, modernize and make more appealing

Recommendations:

- New carpet
- Paint color
- Add new recessed or surface mount lights
- Change to flat ceiling
 - If not possible then use molded ceiling tiles and change out ceiling fixtures to LED
- Add chair rail and molding detail
- Add hanging pendant over stairwell
- Replace vanities and toilets



Collingwood
OC-28

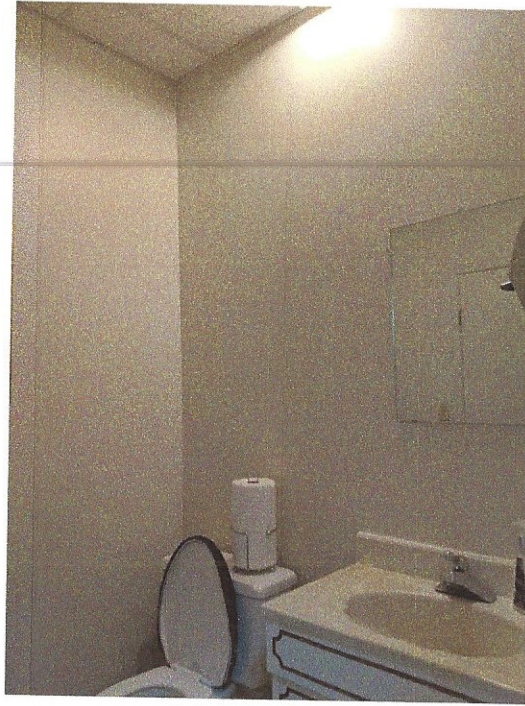


Pendant



Chair rail detail





Bathrooms:

- New vanity
- New toilet
- New mirrors
- Tile walls halfway with white subway tile
- Replace floor tile
- Paint or wallpaper above tile

