



# MEDICAL OFFICE BUILDINGS FOR SALE

## Barnard Lane Portfolio

1 Barnard Ln & 705 Bloomfield Avenue, Bloomfield, CT 06002

**Thomas York, SIOR**  
e: [tyork@gomanyork.com](mailto:tyork@gomanyork.com)  
t: 860.416.2239

Goman + York Property Advisors, LLC | East Hartford, CT | [WWW.GOMANYORK.COM](http://WWW.GOMANYORK.COM)



All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Goman + York Property Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Goman + York Property Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Goman + York Property Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Goman + York Property Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Goman + York Property Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goman + York Property Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
EXECUTIVE SUMMARY	5
OFFERING HIGHLIGHTS	6
EXTERIOR PHOTOS	7
INTERNAL PHOTOS	8
SITE PLANS	9
LOCATION INFORMATION	10
LOCATION SUMMARY	11
AERIAL MAP	12
LOCATION MAP	13
NEIGHBORHOOD MAP	14
DEMOGRAPHICS	15
DEMOGRAPHICS MAP & REPORT	16

# SECTION 1 + PROPERTY INFORMATION

Thomas York, SIOR  
t: 860.416.2239  
e: [tyork@gomanyork.com](mailto:tyork@gomanyork.com)

Goman + York Property Advisors, LLC | East Hartford, CT | [WWW.GOMANYORK.COM](http://WWW.GOMANYORK.COM)





**The Opportunity**

Goman+York Property Advisors is pleased to present the Barnard Lane Medical Office Portfolio, comprising 705 Bloomfield Avenue and 1 Barnard Lane—a fully occupied, 19,633 SF medical and professional office portfolio in Bloomfield, Connecticut. The assets generated approximately \$434,435 in annual gross income in 2025 and are projected to generate an NOI of ~\$236,196 in 2027, supported by a long-standing medical tenant base with tenures ranging from 4 to 22 years and an average of 9.1 years. Durable healthcare uses, below-market rents, and clear near-term mark-to-market potential further position the portfolio as a compelling, income-producing investment with meaningful upside.

Together, 705 Bloomfield Avenue and 1 Barnard Lane represent a stable, healthcare-oriented investment with embedded upside, characterized by 100% occupancy, an 85% medical tenant mix, resilient construction, and a clear trajectory for NOI growth through rent re-setting. The offering is ideally suited for private investors, and capital groups seeking dependable cash flow backed by long-term medical

**OFFERING METRICS**

Portfolio Price	\$3,146,000
Number of Tenant Units	10
Combined Lot Size:	2.16 Acres
Combined Above Grade Building Size:	7,988 + 11,645 = 19,633 SF
Combined NOI:	\$232,196
Projected NOI- Year 2 with Rent Bumps	\$236,196
Going-In Cap Rate	7.0%
Year 2 Cap Rate	7.1%
Occupancy	100%
Parking Ratio	6.6/1000
Year Built/ Complete Renovations	1977-2004-2014-2021

## Investment Overview

The Barnard Portfolio has benefited from Long-term, stable ownership for the past 29 years, providing exceptional continuity and stewardship. The properties Weighted Average Lease Term (WALT) is roughly 3.5 years as of April 2026, driven by recent renewals and staggered expirations extending through 2031. This lease profile provides both income stability and near-term mark-to-market potential as legacy tenants—many in occupancy for more than a decade—roll to current medical office rent levels.

In-place rents ranging from \$19.50 to \$23.50 per square foot remain below prevailing market rates, offering a clear path to organic revenue growth without requiring significant capital investment. Several tenants hold contractual renewal options, and scheduled rent adjustments—including increases effective in late 2026—further enhance near-term income performance.

Constructed with durable brick façades and configured with medical buildouts—including exam rooms, reception areas, and clinical support spaces—the buildings are purpose-built for healthcare users and minimize downtime during tenant transitions. Both properties have also benefited from comprehensive gut renovations—One Barnard in 2004 and 705 Bloomfield in 2014 and 2021—which included new HVAC systems, elevators, windows, and other major upgrades that enhance long-term performance and tenant appeal. The sites offer ample on-site parking, strong visibility, and convenient access to surrounding residential neighborhoods and complementary commercial uses, reinforcing their position as a stable suburban medical office destination. With 100% occupancy, an 85% medical tenant mix, and embedded rent-reset opportunities, the portfolio delivers durable cash flow and future appreciation potential for private investors, owner-users, and healthcare-focused capital groups.





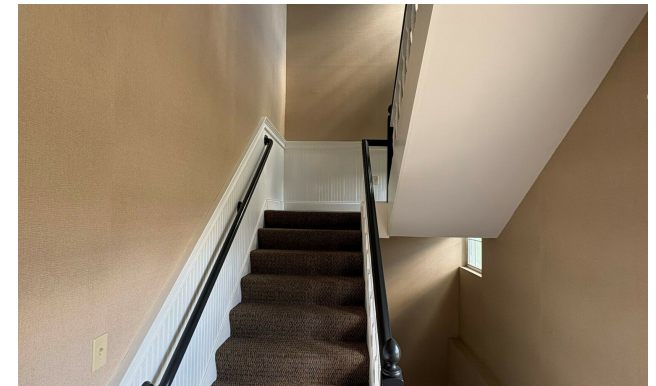
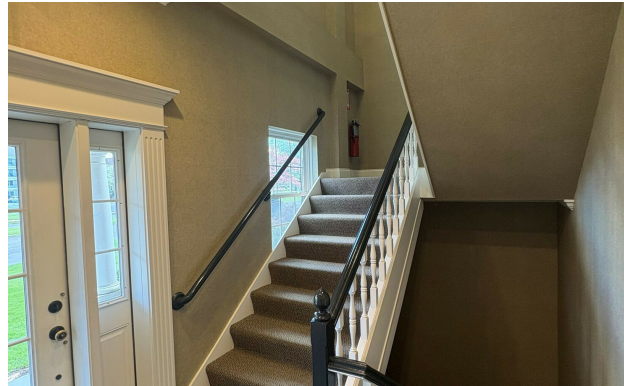
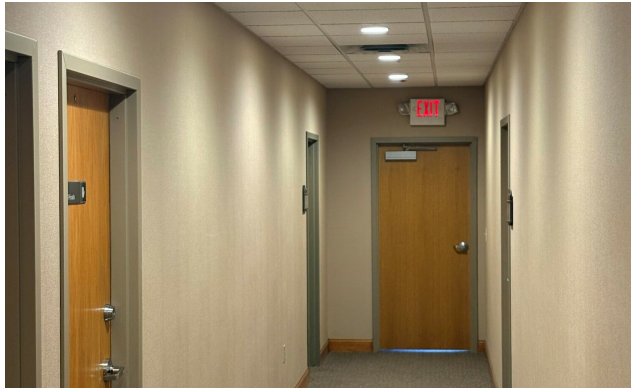
- Long-term, stable ownership: The property has been held by the same owner for 29 years, providing exceptional continuity and stewardship.
- 100% Occupied Medical Office Investment
- Two well-located commercial buildings totaling approximately 19,633 SF, plus 9,333 SF of basement space, fully leased to a diverse tenant base.
- Medical-Focused Tenancy (~85%) with an average tenure of 9.1 years
- Majority of tenants consist of physician practices and healthcare providers, offering needs-based, recession-resistant occupancy.
- Strong In-Place Cash Flow
- Combined 2025 Net Operating Income of approximately \$232,196, supported by an established operating history and approx. \$4,000 in rent bumps in 2026/2027
- ~3.5-year WALT as of April 22, 2026, with staggered lease expirations through 2031, limiting rollover risk while preserving flexibility.
- Below-Market Rents Provide Future Upside: Several in-place leases, particularly long-term medical tenants, are below prevailing market rental rates, creating meaningful organic NOI growth potential upon rollover or renewal.
- Traditional commercial construction with brick façades, well-suited for long-term medical and professional office use.
- Suites configured with exam rooms, reception areas, consultation offices, and support spaces, reducing downtime and re-tenanting costs.
- Plentiful on-Site Parking with Excellent Accessibility
- Convenient and ample (6.6/100 ratio) parking and efficient ingress/egress support patient traffic and staff operations.
- Strategic Bloomfield Avenue Location
- Positioned along a primary commercial corridor with strong visibility, surrounding residential density, and complementary medical uses.
- Resilient Suburban Healthcare Asset
- Ideal for investors seeking stable income, downside protection, and long-term rent growth in the suburban Greater Hartford market.

# EXTERIOR PHOTOS

# 1 BARNARD LN & 705 BLOOMFIELD AVENUE



BARNARD LANE PORTFOLIO | 7  
1 BARNARD LN & 705 BLOOMFIELD AVENUE BLOOMFIELD, CT 06002





# SECTION 2 + LOCATION INFORMATION

Thomas York, SIOR  
t: 860.416.2239  
e: [tyork@gomanyork.com](mailto:tyork@gomanyork.com)

Goman + York Property Advisors, LLC | East Hartford, CT | [WWW.GOMANYORK.COM](http://WWW.GOMANYORK.COM)



## OVERVIEW

1 Barnard Lane and 705 Bloomfield Avenue are strategically positioned in the center of Bloomfield, Connecticut, a mature suburban community located minutes north of Hartford. The town serves as a key medical and professional services hub for the Greater Hartford region, supported by strong demographics, excellent regional connectivity, and proximity to major employment centers. The properties benefit from immediate access to leading healthcare anchors—Trinity Health and Hartford Hospital—both of which operate significant facilities less than a half-mile from the site.

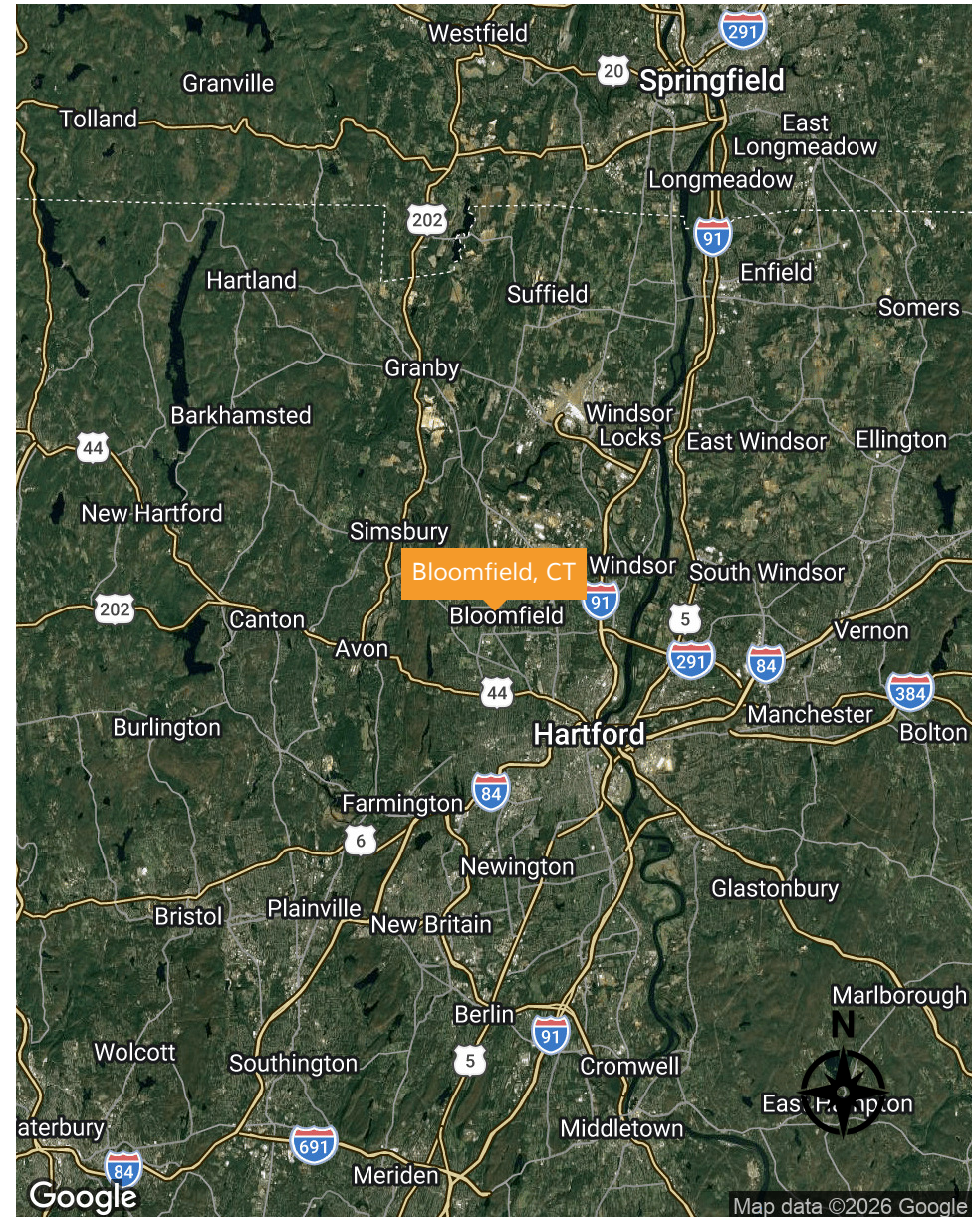
The properties benefit from a highly central location near Bloomfield’s civic core, with close proximity to Town Hall, municipal offices, and public buildings, including the town’s newly developed library and community facilities. This concentration of civic investment reinforces the area’s role as a focal point for daily activity and long-term community growth, enhancing visibility and convenience for medical practices and professional users.

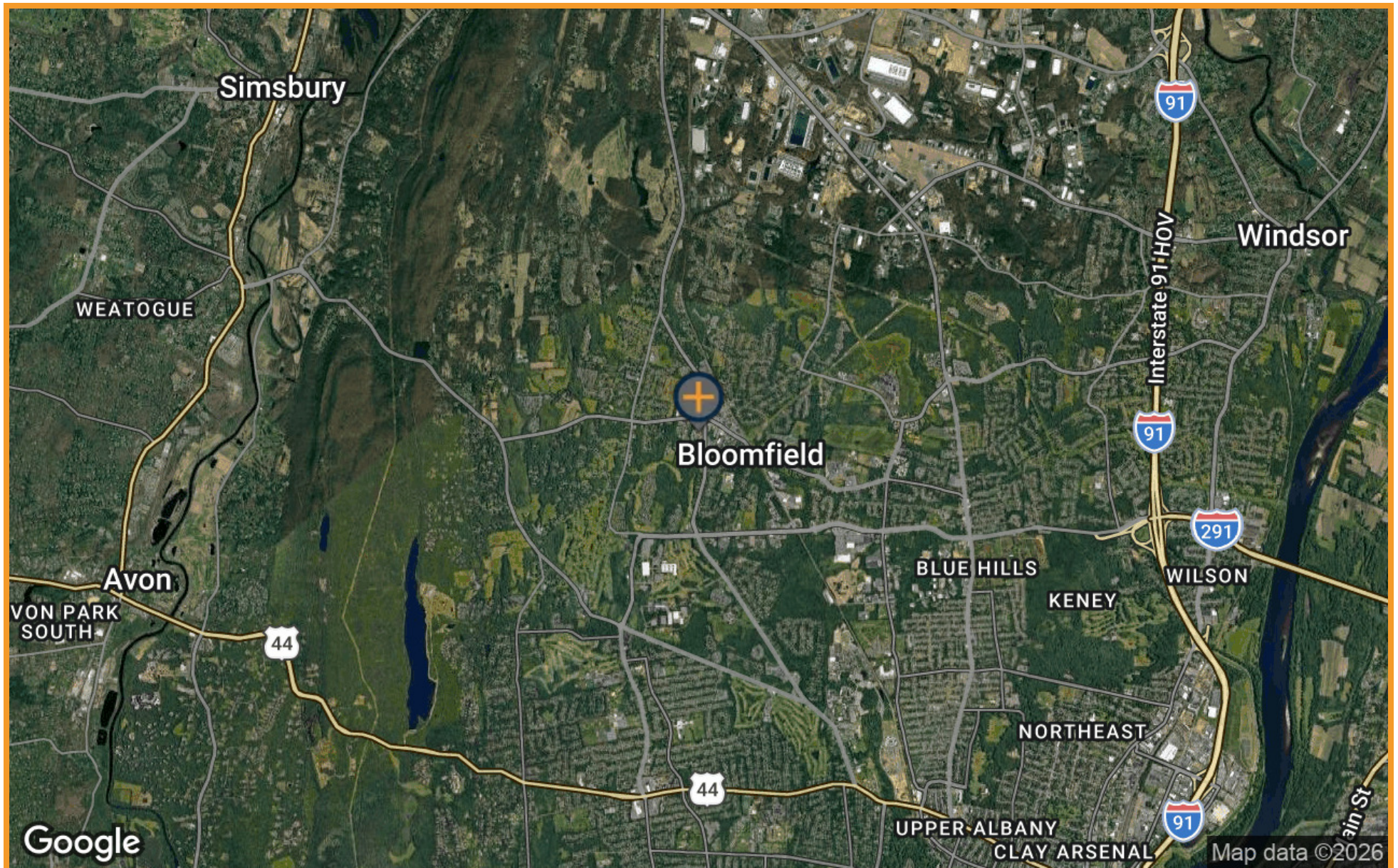
Both buildings enjoy exceptional regional connectivity. The sites are located just off Route 305 (Cottage Grove Road) and Route 189 (Bloomfield Avenue), providing direct access to Interstate 91, Interstate 291, and the broader regional highway network. This accessibility allows patients, staff, and providers to reach the properties easily from Bloomfield, Windsor, West Hartford, Hartford, and surrounding communities.

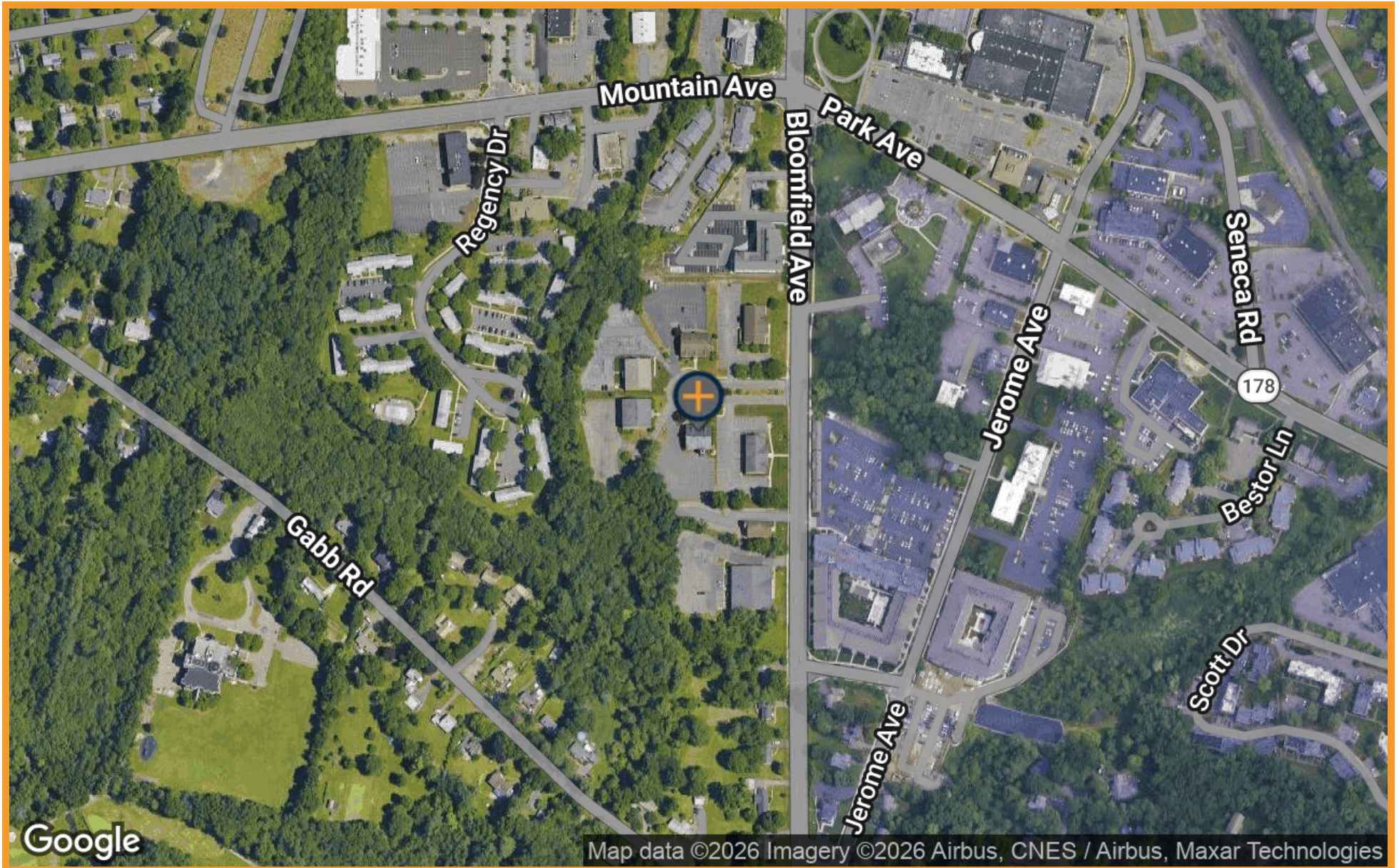
The immediate area features a strong mix of established commercial uses, retail amenities, and recent residential development, including new and redeveloped housing that supports continued demand for healthcare and professional services. Nearby retail destinations such as Wintonbury Mall, along with grocery, pharmacy, dining, and service-oriented retailers, further enhance convenience for tenants and visitors.

Bloomfield’s stable residential base, combined with proximity to major employers such as Cigna, The Hartford, and Kaman Corporation, supports sustained demand for outpatient medical and office services. Ongoing public and private investment in infrastructure, civic buildings, and residential development further reinforces the town’s appeal as a long-term location for healthcare and professional tenants.

Together, 1 Barnard Lane and 705 Bloomfield Avenue offer a centrally located, highly accessible, and amenity-rich setting ideally suited for medical office users seeking a strong presence in the Greater Hartford market.









# SECTION 3 + DEMOGRAPHICS

Thomas York, SIOR  
t: 860.416.2239  
e: [tyork@gomanyork.com](mailto:tyork@gomanyork.com)

Goman + York Property Advisors, LLC | East Hartford, CT | [WWW.GOMANYORK.COM](http://WWW.GOMANYORK.COM)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,187	36,476	138,297
Average Age	49.6	45.7	40.7
Average Age (Male)	46.3	43.0	38.2
Average Age (Female)	52.1	47.5	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,768	13,784	56,836
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$125,506	\$131,779	\$120,388
Average House Value	\$304,272	\$322,302	\$352,223

