



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

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

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 New New Costs

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



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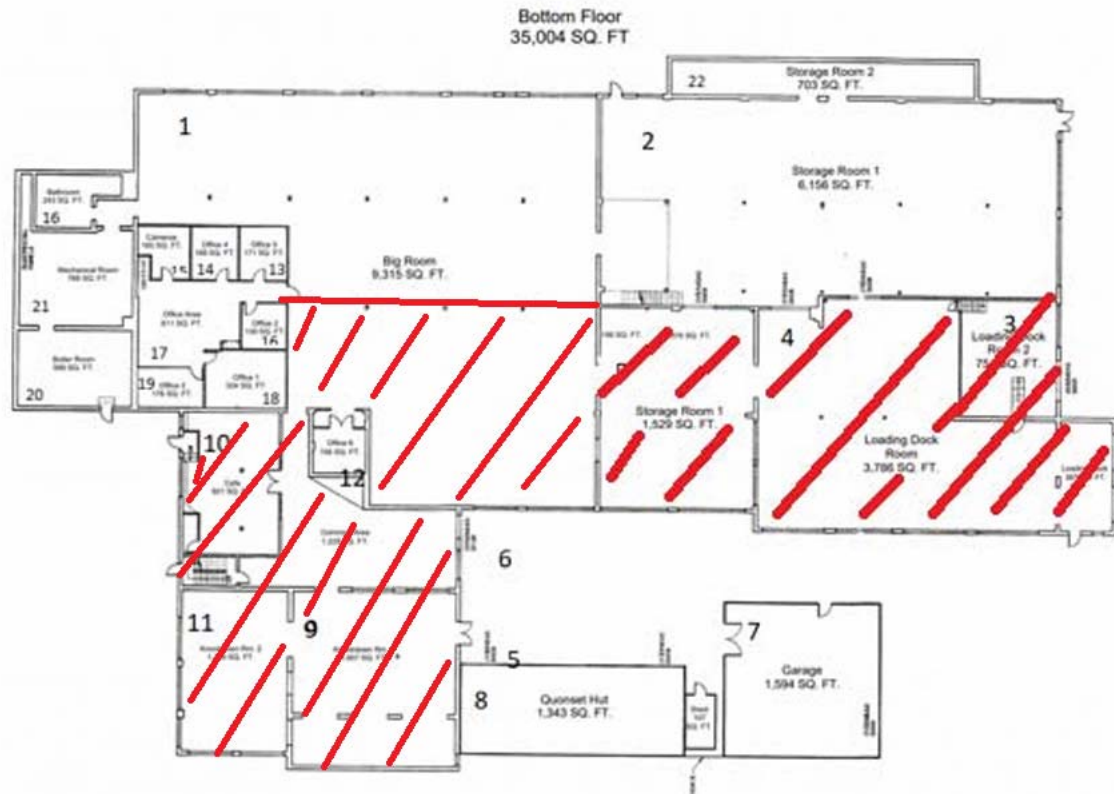
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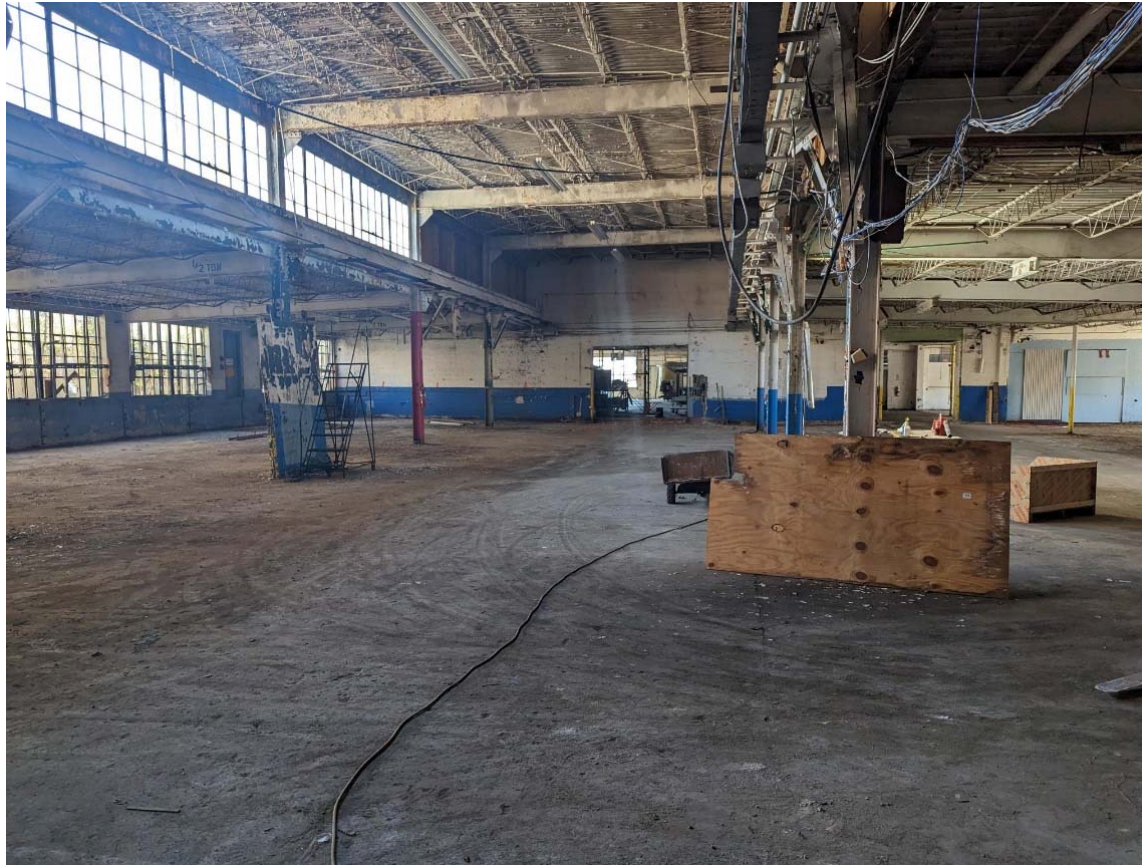
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770 WETHERSFIELD AVENUE (WITH SECONDARY ACCESS FROM LEDYARD STREET), HARTFORD, CT = NORTH INTERIOR – SIMILAR TO SOUTH OTHER THAN CLEAR HEIGHT WHICH IS A FLAT 10 FEET IN THE SOUTH; I THE NORTH INTERIOR IS RAISED FOR 20 FEET



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Your time is appreciated...

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



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