

FOR SUBLEASE | 817± SF RETAIL SPACE

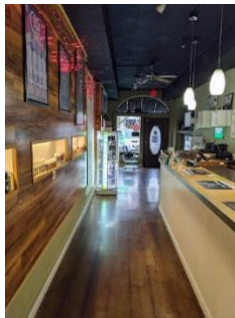
PRIME LOCATION IN WEST HARTFORD

27 LaSalle Road, West Hartford, CT 06107

SUBLEASE RATE: \$49.38/SF Gross + Utilities | Sublease term expires May 31, 2025

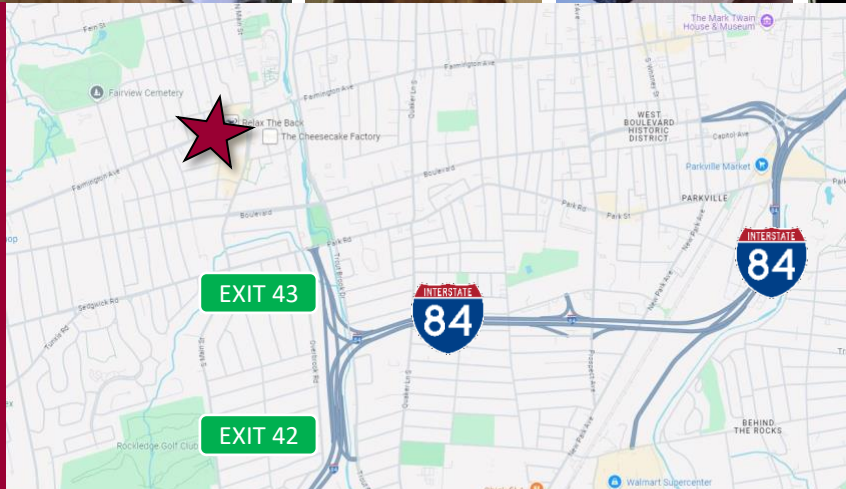


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Property Highlights

- Prime Retail Location
- 9,896± SF 1 Story Building
- 817± SF Retail Space Sublease
 - Sublease expires 5/31/25
 - Former Vape Shop
- Ample Street & Rear Parking
- Also Near City Parking Lots
- Signage: On-Building
- Basement Storage
- Zoning: BC
- I-84, Exit 43

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 9,896± SF
AVAILABLE AREA 817± SF
OCCUPANCY LEVEL 92%
NUMBER OF FLOORS 1
CLEAR HEIGHT 10'
CONSTRUCTION Brick / Masonry
ROOF TYPE Flat, Built-Up
YEAR BUILT 1931

SITE INFORMATION

SITE AREA 0.59 Acre
ZONING BC
PARKING Street & Rear Parking
SIGNAGE On-Building
VISIBILITY Excellent
FRONTAGE 150'
HWY ACCESS I-84, Exit 43
TRAFFIC COUNT 2,500 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT TBD
SPRINKLERED No
ELECTRIC SERVICE TBD

UTILITIES

SEWER Public
WATER Public
GAS TBD

AREA RETAIL

Starbucks, Lux Bond & Green, Harvest Wine, Savoy Pizzeria, Bricco Restaurant, Sparrow Pizza, Avert Brasserie

EXPENSES

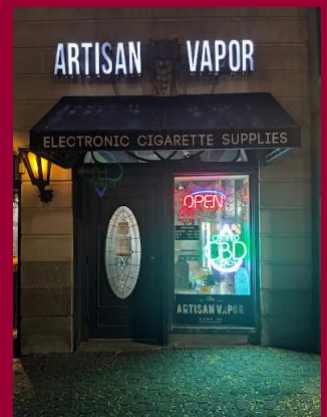
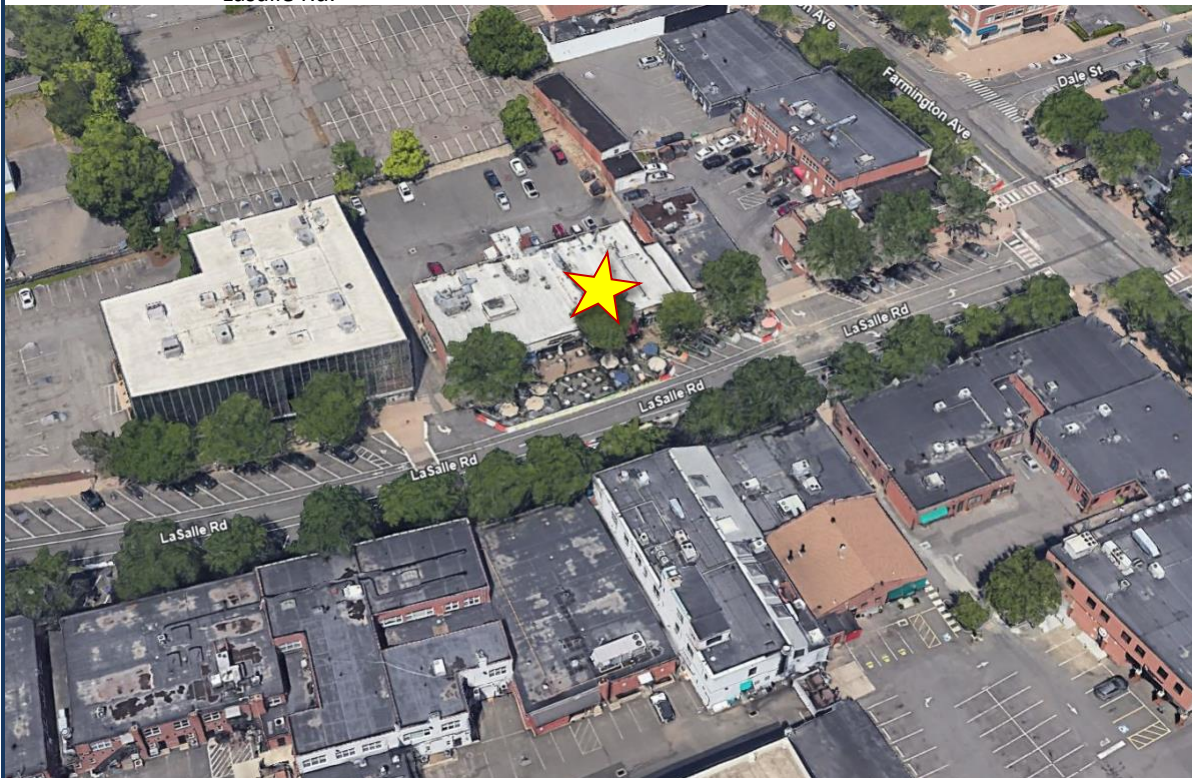
RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

COMMENTS Prime Retail Location. 817± SF Former Vape Shop for Sublease. Sublease expires on 5/31/25.

DIRECTIONS I-84, Exit 43. Left onto Park Rd. Right onto S Main St. Left onto Pelham Rd. Right onto LaSalle Rd.

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 - Sublease expires 5/31/25
 - Former Vape Shop
- Ample Parking
 - Street & Rear Lot
 - Near City Parking Lots
- Signage: On-Building
- Basement Storage
- Zoning: BC
- I-84, Exit 43
- Many area amenities
 - Shopping
 - Banking
 - Dining



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