




Offering Summary

April 2025

# For Sale

First Class Medical Office Bldg  
5,975 RSF on 1.36 Acres

639 Park Road  
West Hartford, Connecticut

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# 639 Park Road, West Hartford, CT

*First Class Medical Office Building - 5,975 SF on 1.36 Acres*

## Overview

639 Park Road is a first class medical office building totaling 5,975 SF on 1.36 acres. 639 Park was fully upgraded and renovated in 2007 and is located in a highly desirable West Hartford location just off I-84 at Exit 43 and near the intersection of Park Road and South Main Street with Hartford Healthcare, CVS and TD Bank as neighbors.

## Building Specs

- Three-story 5,975 SF medical office building
- 1.36 acres with 35 parking spaces
- Fully renovated in 2007
- ADA accessible with hydraulic elevator
- Full Basement with tenant storage spaces

## Financial Information

- 91% leased to 5 tenants with 2.7 years of WALT
- Current gross income of \$192,130
- In place rents range from \$27.35 - \$42.74
- Rent structure is gross plus electric
- Town appraised value: \$1.385 MM
- Annual real estate taxes: \$41,058



This Offering Summary provides preliminary information to assist interested parties with their assessment of the property. Contact Shawn McMahon or Sean O'Neil for more information.

**639 Park Road, West Hartford, Connecticut**



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