

# FOR LEASE

609 FARMINGTON AVE

Hartford, CT 06105



## PROPERTY DESCRIPTION

Coldwell Banker Commercial presents two office spaces for lease in Hartford's desirable West End along Farmington Avenue, offering onsite parking and close proximity to local businesses and restaurants. The primary available suite is a 3K-square-foot space ideal for a CPA, financial services firm, law office, or other professional users, and ownership is highly motivated, very open to tenant-specific build-outs, updates, and modifications, and willing to discuss all offers to meet the needs of the right tenant. An additional 1K-square-foot office suite is also available, suitable for small businesses, startups, or solo practitioners seeking a professional and efficient environment, and the building is home to established tenants, providing a reputable and convenient business setting.

## PROPERTY HIGHLIGHTS

- 1,000 & 3,000 SF spaces available
- Motivated landlord offering \$5k tenant allowance and 3 mont free rent on 3,000SF space
- On site parking
- Prime location on Farmington Ave in Hartford's West End
- Quick access to major highways

## OFFERING SUMMARY

Lease Rate:	\$15-\$18 SF/yr (Gross + Electric;Full Service)
Available SF:	1,000 & 3,000 SF
Lot Size:	0.46 Acres
Building Size:	14,688 SF
Parking:	Onsite
Zoning:	MX-1 (Multi-Use Mix)
Year Built:	1960

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# AVAILABLE SPACES

609 FARMINGTON AVE

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## LEASE INFORMATION

Lease Type: Gross + Electric; Full Service

Lease Term: Negotiable

Total Space: 1,000 - 3,000 SF

Lease Rate: \$15.00 - \$18.00 SF/yr

## AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Available	3,000 SF	Gross + Electric	\$15.00 SF/yr
Available	1,000 SF	Full Service	\$18.00 SF/yr

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# 3,000 SF AVAILABLE

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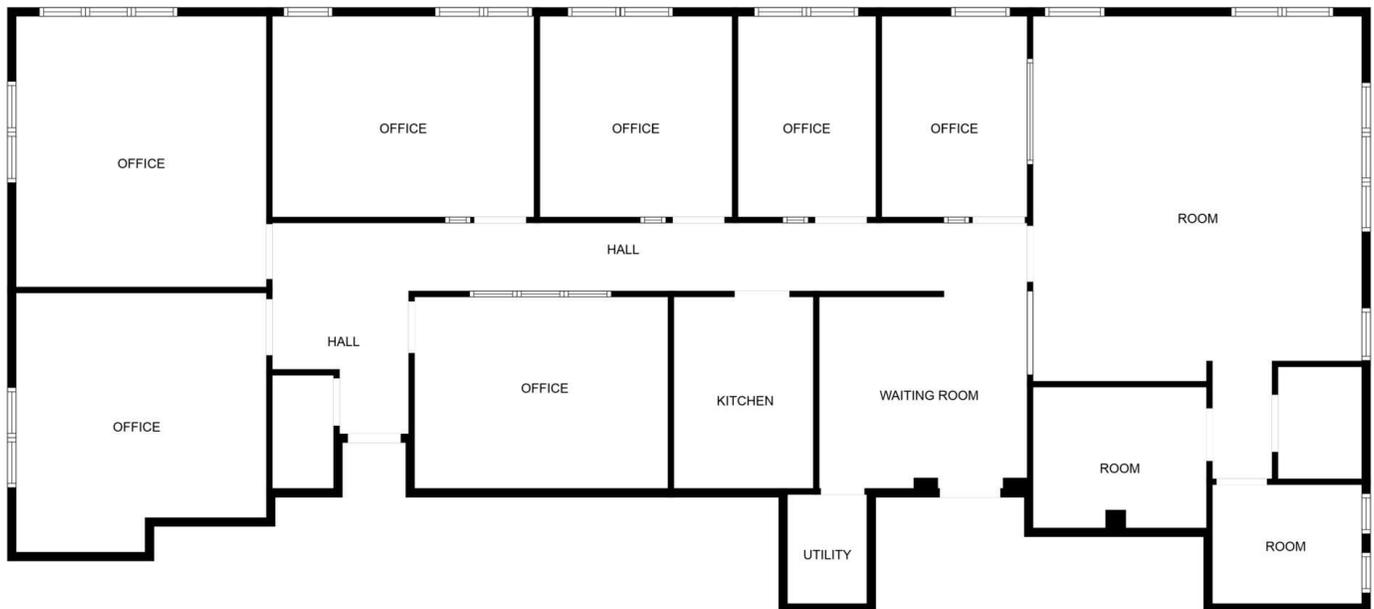


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# 3,000 SF AVAILABLE

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# 1,000 SF AVAILABLE

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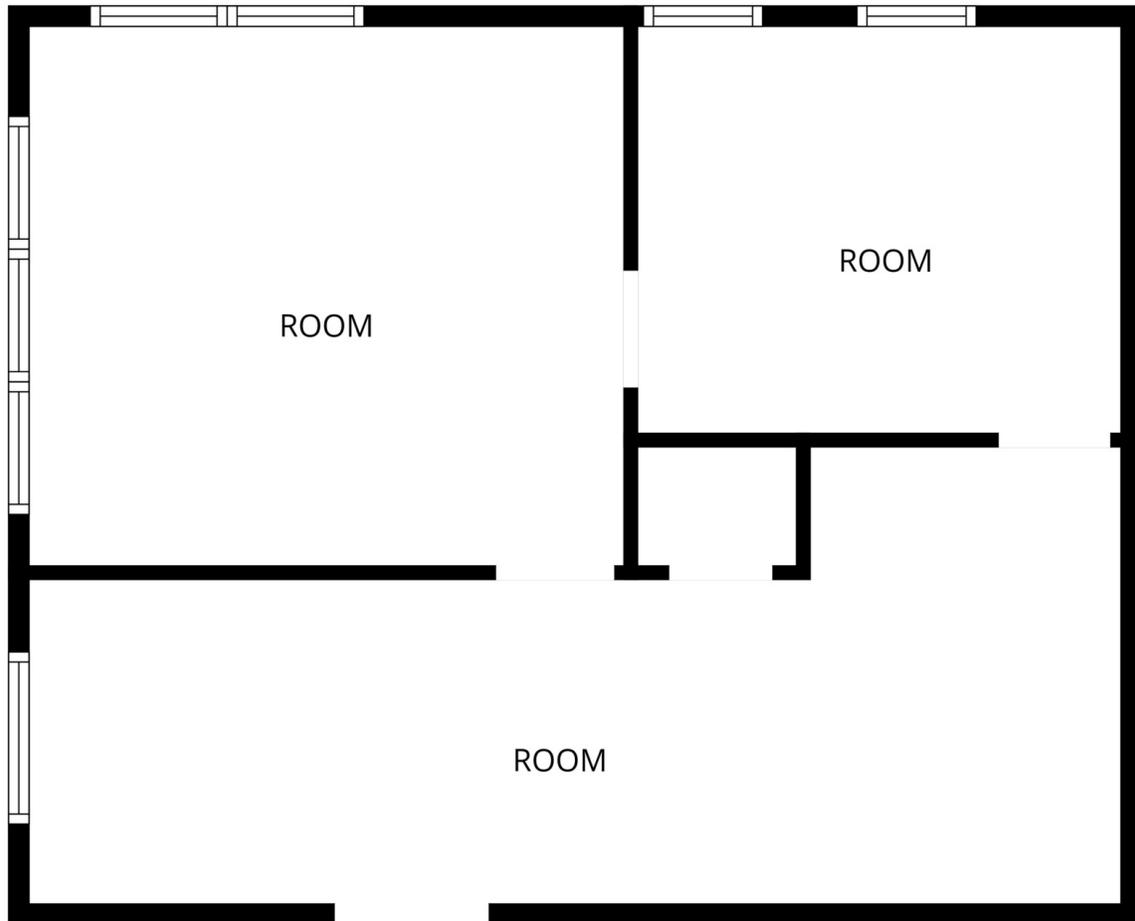
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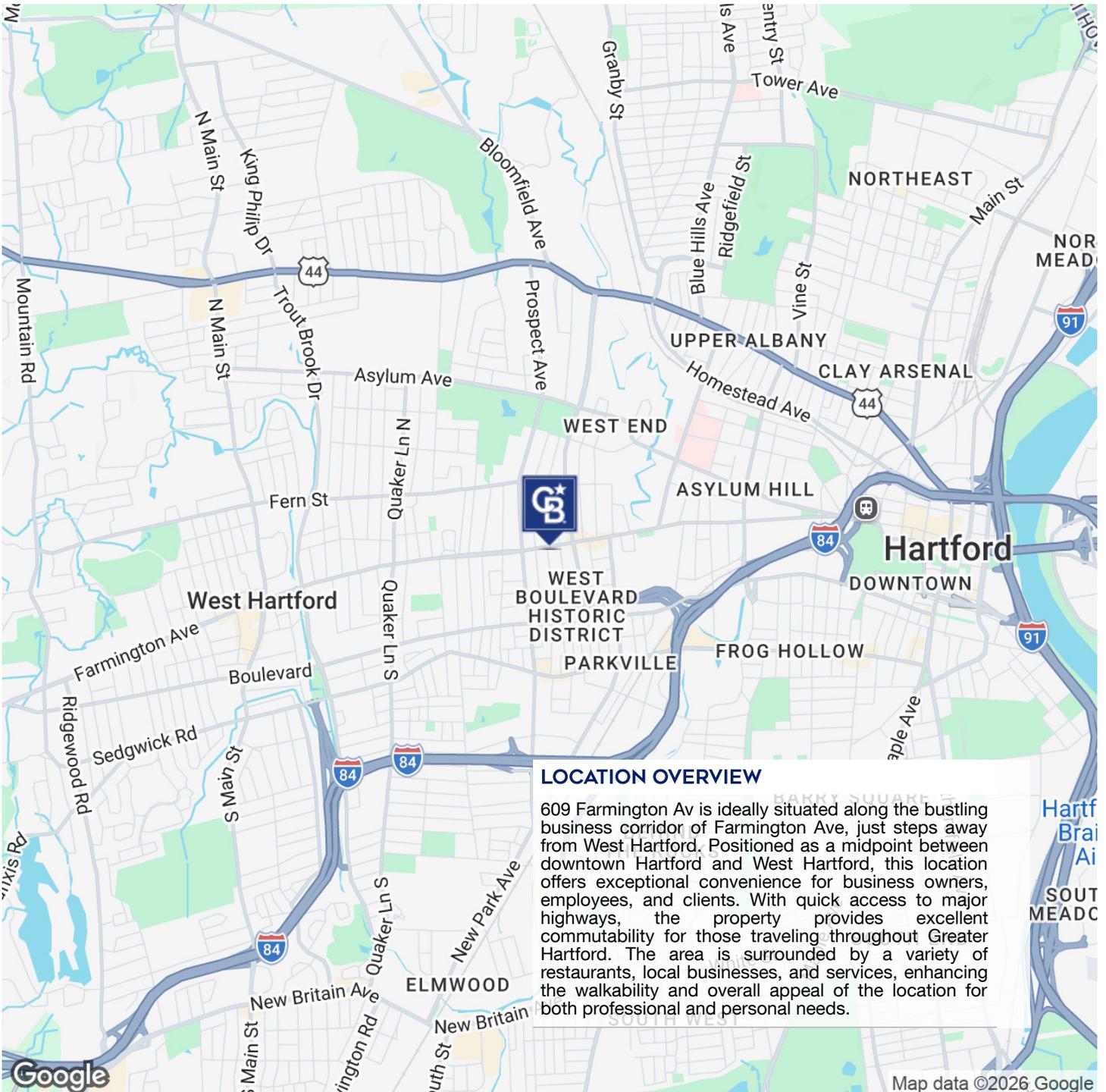
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# LOCATION

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### LOCATION OVERVIEW

609 Farmington Av is ideally situated along the bustling business corridor of Farmington Ave, just steps away from West Hartford. Positioned as a midpoint between downtown Hartford and West Hartford, this location offers exceptional convenience for business owners, employees, and clients. With quick access to major highways, the property provides excellent commutability for those traveling throughout Greater Hartford. The area is surrounded by a variety of restaurants, local businesses, and services, enhancing the walkability and overall appeal of the location for both professional and personal needs.

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