

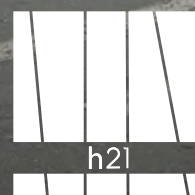
UNIQUE OFFICE SPACE FOR LEASE

UP TO A FULL FLOOR OF ±55,000 SF AVAILABLE



HARTFORD 21

237 & 241 TRUMBULL STREET | HARTFORD, CONNECTICUT



CBRE

HARTFORD 21

THE OPPORTUNITY

Hartford 21 is the City's premier mixed use development, combining luxury apartment living with signature office space and ground floor retail services in arguably the best location in downtown Hartford - immediately adjacent to the People's Bank Arena, steps from Dunkin' Park, and directly opposite the revitalized Pratt Street retail and residential district in the heart of the CBD.

Boasting a sleek, modern design, **Hartford 21 offers a unique alternative to office space users** in the post-Covid era, with flexible parking options, upgraded mechanical systems, access to numerous walkable amenities, and a prominent, high-profile location with excellent branding opportunities. As the face of People's Bank Arena, the property also offers a front row seat to the region's premier sporting and entertainment events and is a growing center of education, as the new home to UCONN Hartford's Research and Innovation program.

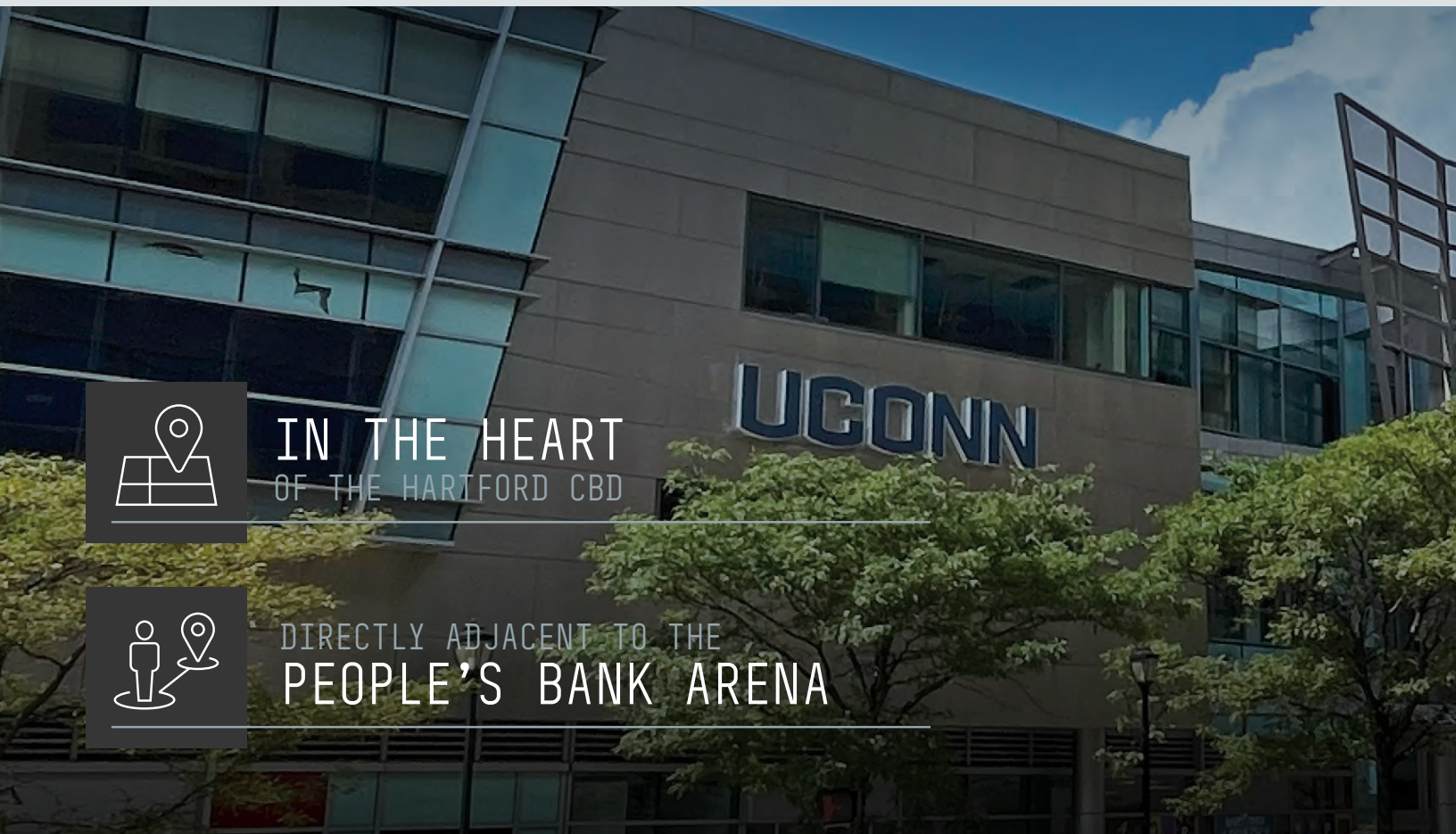
Current office space opportunities at Hartford 21 include two separate suites on the second floor of ±10,900 SF and ±17,400 SF, each offering a modern presence and flexible buildout yet uniquely different advantages. Additional space is available for a unique full floor opportunity of ±55,000 SF. **Be part of the action** and join the University of Connecticut at this well-capitalized, dynamic mixed-use office complex in the center of the capital City.

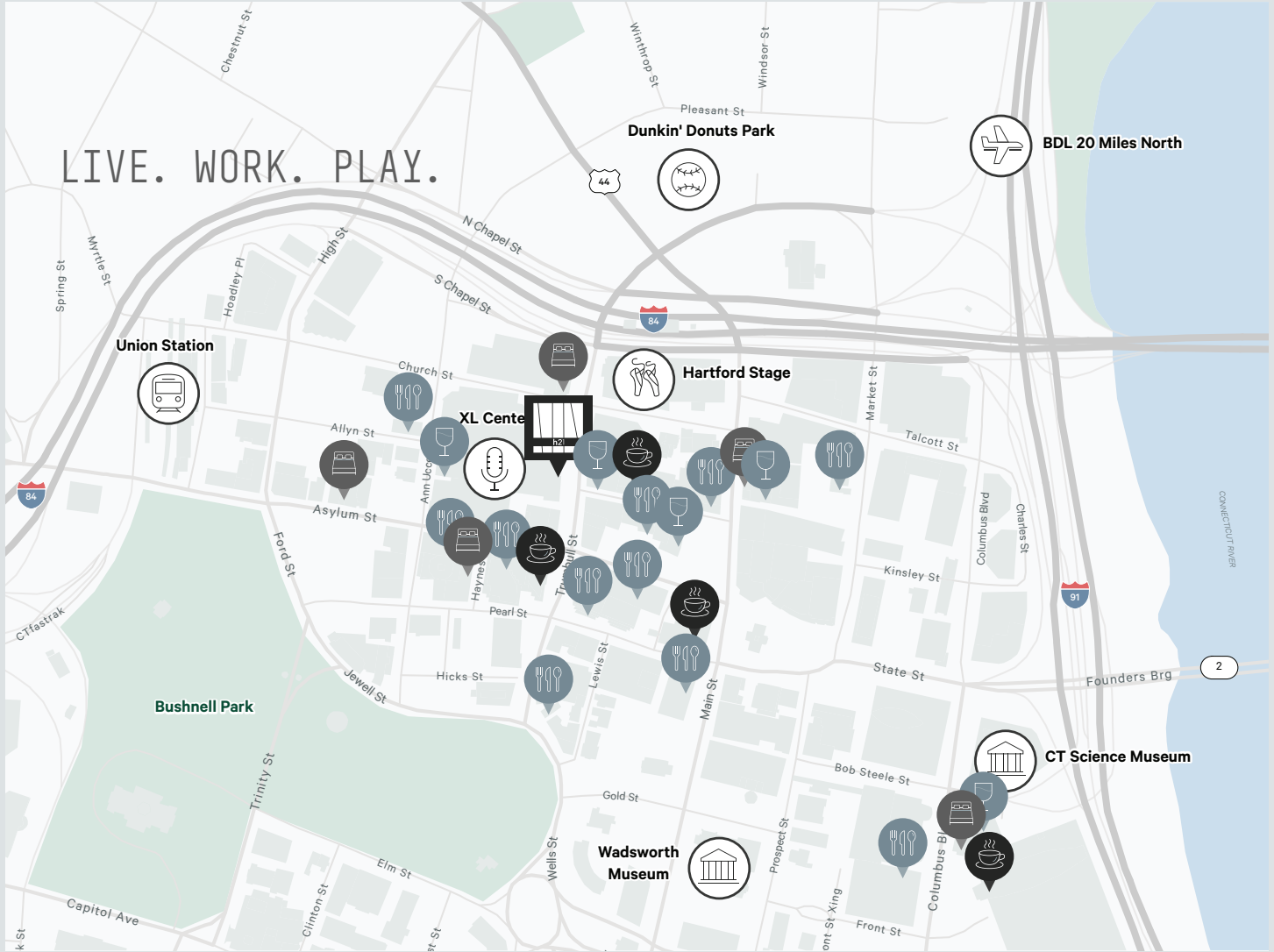


IN THE HEART
OF THE HARTFORD CBD

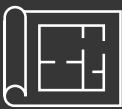


DIRECTLY ADJACENT TO THE
PEOPLE'S BANK ARENA





FINANCIALLY STABLE
MOTIVATED OWNERSHIP



FLEXIBLE OFFICE SUITES
FROM ±10,900 SF UP TO ±55,000 SF

CORNER OFFICE SUITE

HIGH EXPOSED CEILINGS AND OPEN LAYOUT

Measuring approximately 17,400 SF and located prominently on the far side of the building immediately adjacent to the Hartford 21 residential tower, this unique corner office suite features features high, exposed ceilings and a large open layout with views of both Trumbull Street and the interior court of People's Bank Arena. The unusual floorplan offers flexibility and scale for a variety of uses including traditional office, specialty office, training, gallery/exhibitions, broadcasting and others.



17,353 RSF
SECOND FLOOR - CORNER SUITE

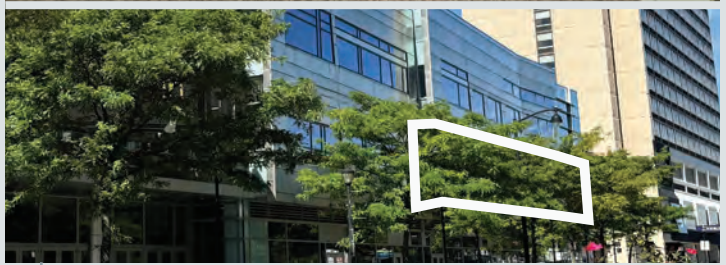


TRUMBULL STREET

INTERIOR OFFICE SUITE

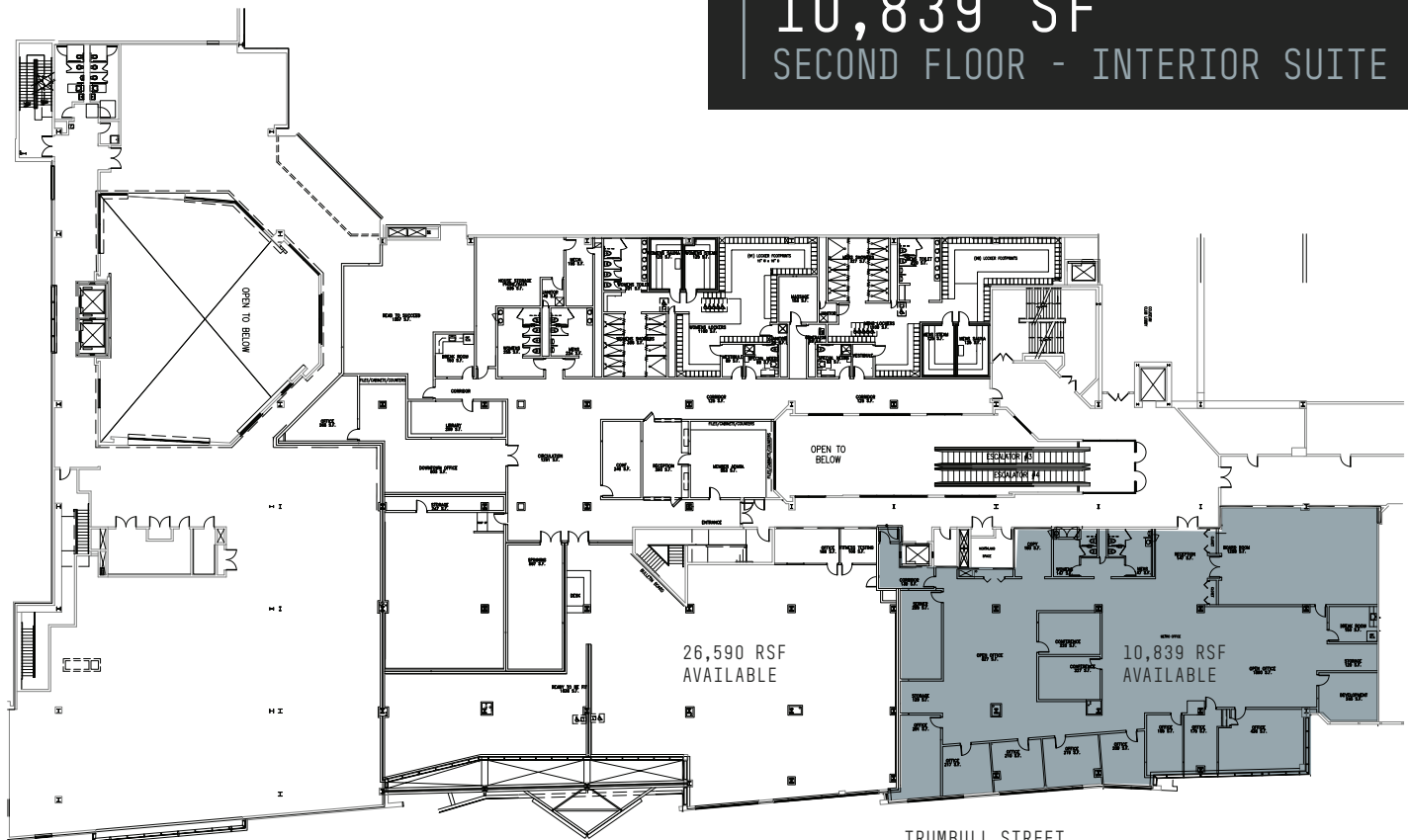
DIRECT ELEVATOR ACCESS AND FLEXIBLE LAYOUT

This interior second floor office suite benefits from secure, direct elevator access and features eight perimeter offices, wide open space and a conference room on the window line, plus a large training room and private men's and women's restrooms. The space directly overlooks Trumbull Street, one of Hartford's primary commercial corridors lined with retail, residential and corporate office space. Additional space is available on a contiguous basis that can accommodate users up to ±37,500 SF.



10,839 SF

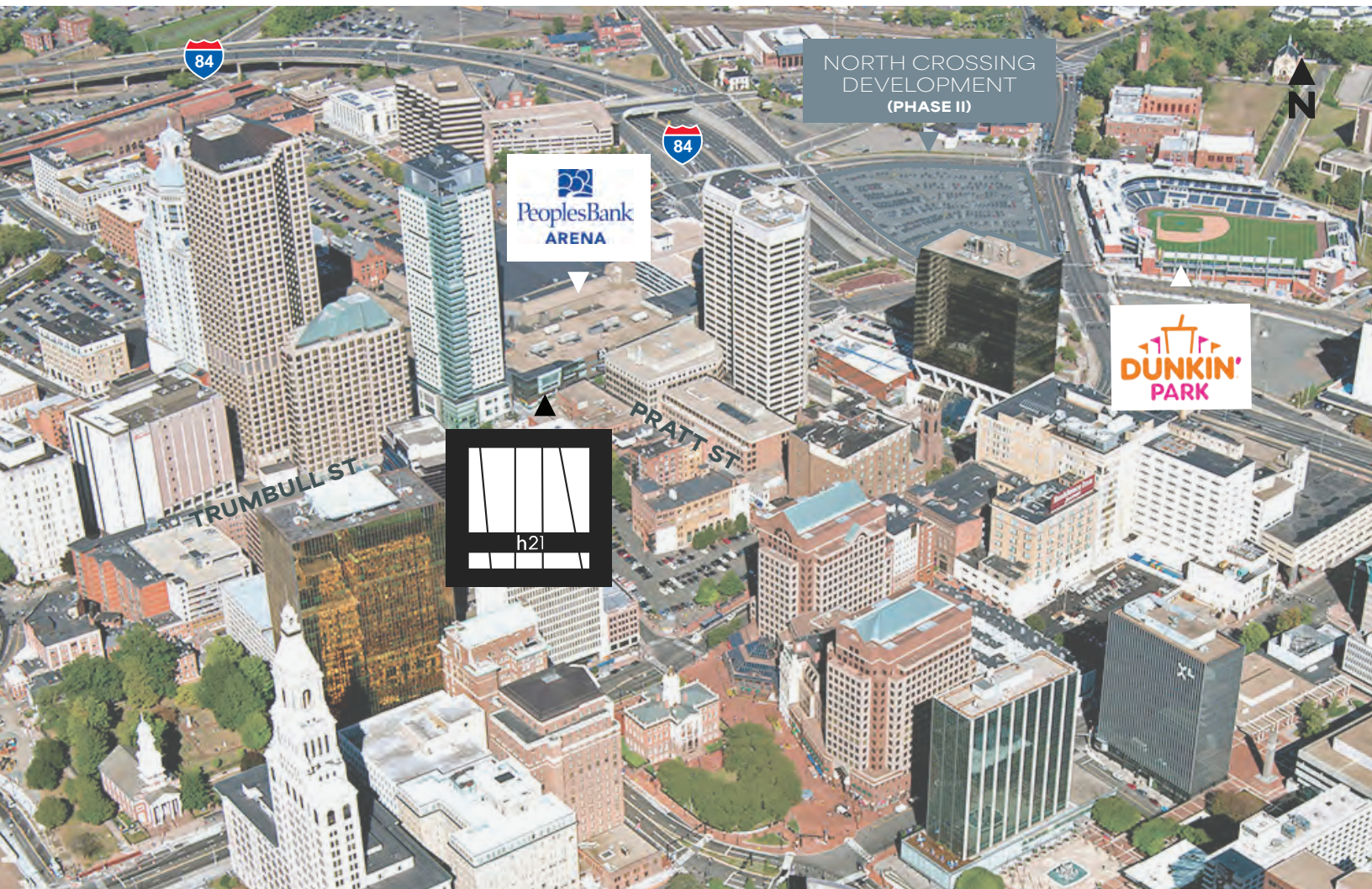
SECOND FLOOR - INTERIOR SUITE



TRUMBULL STREET

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