



Colliers

Accelerating Success

For Sale

74 East Street
Plainville, Ct 06062

John Cafasso, CCIM, SIOR

Principal

860.616.4013

john.cafasso@ct.colliers.com

Ian Hunt

Director

860.616.4020

ian.hunt@colliers.com

The Opportunity

This asset represents a compelling opportunity for investors, developers, or owner-occupiers to acquire a well-maintained suburban building at a significant basis with multiple exit strategies. Whether repositioned as a corporate office headquarters, healthcare or educational facility, or converted into multi-family housing, 74 East Street delivers the infrastructure, parking, and location advantages to support a wide variety of uses.

Sale Price: \$3,500,000



Features & Highlights

- **Vacant and Ready for Occupancy**

Ideal for a single user, multiple tenants, or full redevelopment.

- **Adaptive Reuse Potential**

Excellent candidate for conversion to multi-family residential, mixed-use, or medical office, subject to local approvals.

- **Ample Parking**

Over 230 surface spaces (5.05/1,000 SF ratio), exceeding typical suburban office standards.

- **Central Plainville Location**

Close to Route 72, I-84, and area amenities with strong local labor base.

- **Attractive Architecture**

Solid masonry construction with character and modern retrofit potential.

- **Flexible Zoning & Site Area**

Nearly four acres offer redevelopment scale and flexibility.



Property Summary

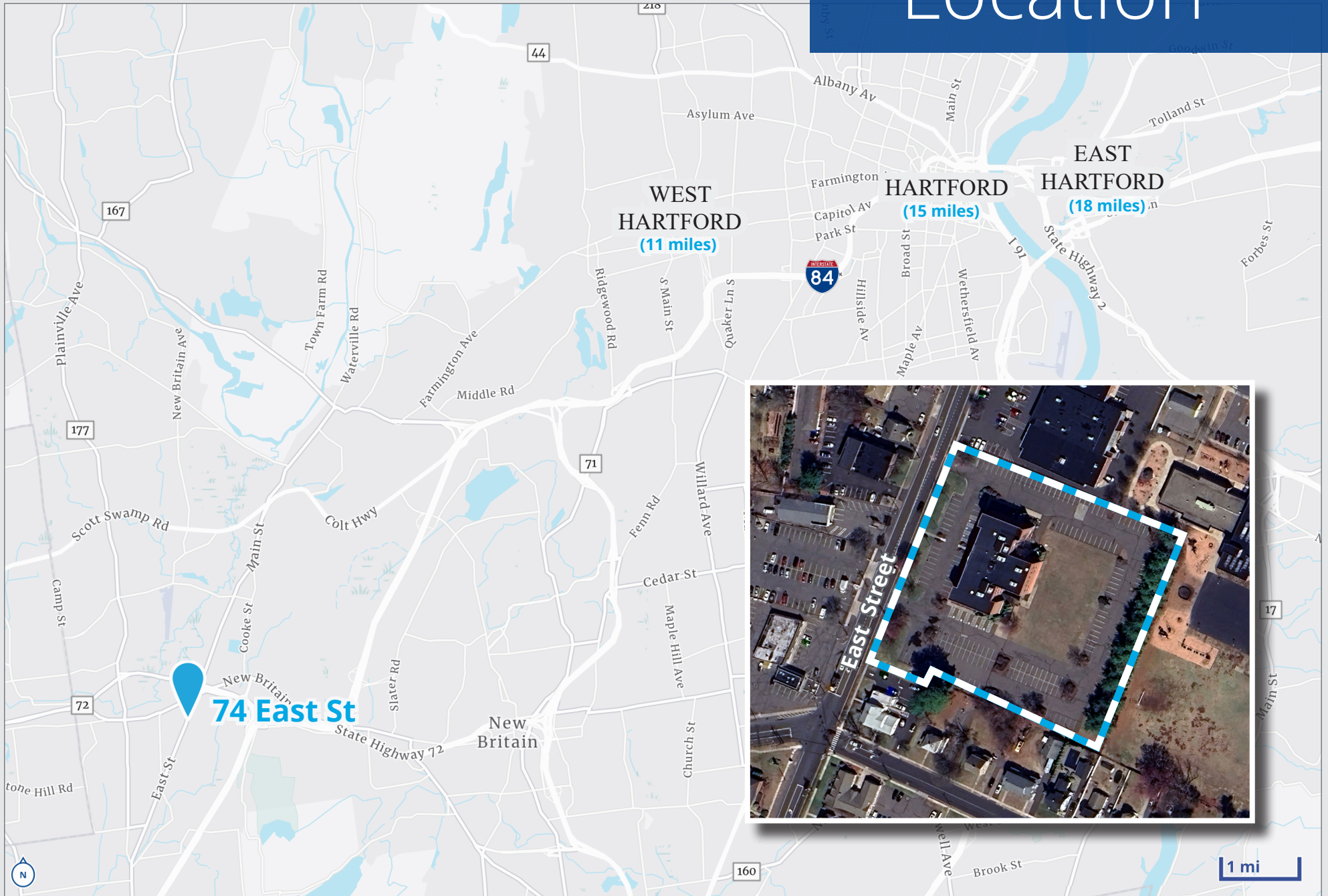
74 East Street presents a unique owner-user or redevelopment opportunity in the heart of Plainville's central business corridor. This distinctive three-story, 39,576-square-foot masonry office building offers a combination of scale, accessibility, and visibility rarely found in the market.

Positioned on a large 3.9-acre site with over 230 surface parking spaces, the property benefits from a highly walkable location surrounded by local amenities, restaurants, and retail services. With elevators, high ceiling heights (13' slab-to-slab), and efficient rectangular floor plates, the building supports a wide range of configurations—from traditional professional office to creative workspace or adaptive reuse concepts.



ADDRESS	74 East Street, Plainville, CT
BUILDING TYPE	3-Star Office
LOCATION	Suburban
BUILDING SIZE (RBA)	39,576 SF
STORIES	3
TYPICAL FLOOR SIZE	13,192 SF
BUILDING CLASS	B
CONSTRUCTION	Masonry
BUILDING HEIGHT	40'
TENANCY	Single
OWNER OCCUPIER	No
ELEVATOR	Yes
SLAB-TO-SLAB HEIGHT	13'
YEAR BUILT	1926
PARKING RATIO	5.05 / 1,000 SF
PARKING	230 Surface Spaces
ESTIMATED OFFICE RENT	\$20 – \$25 / SF (Full Service)
WALK SCORE®	Very Walkable (81)

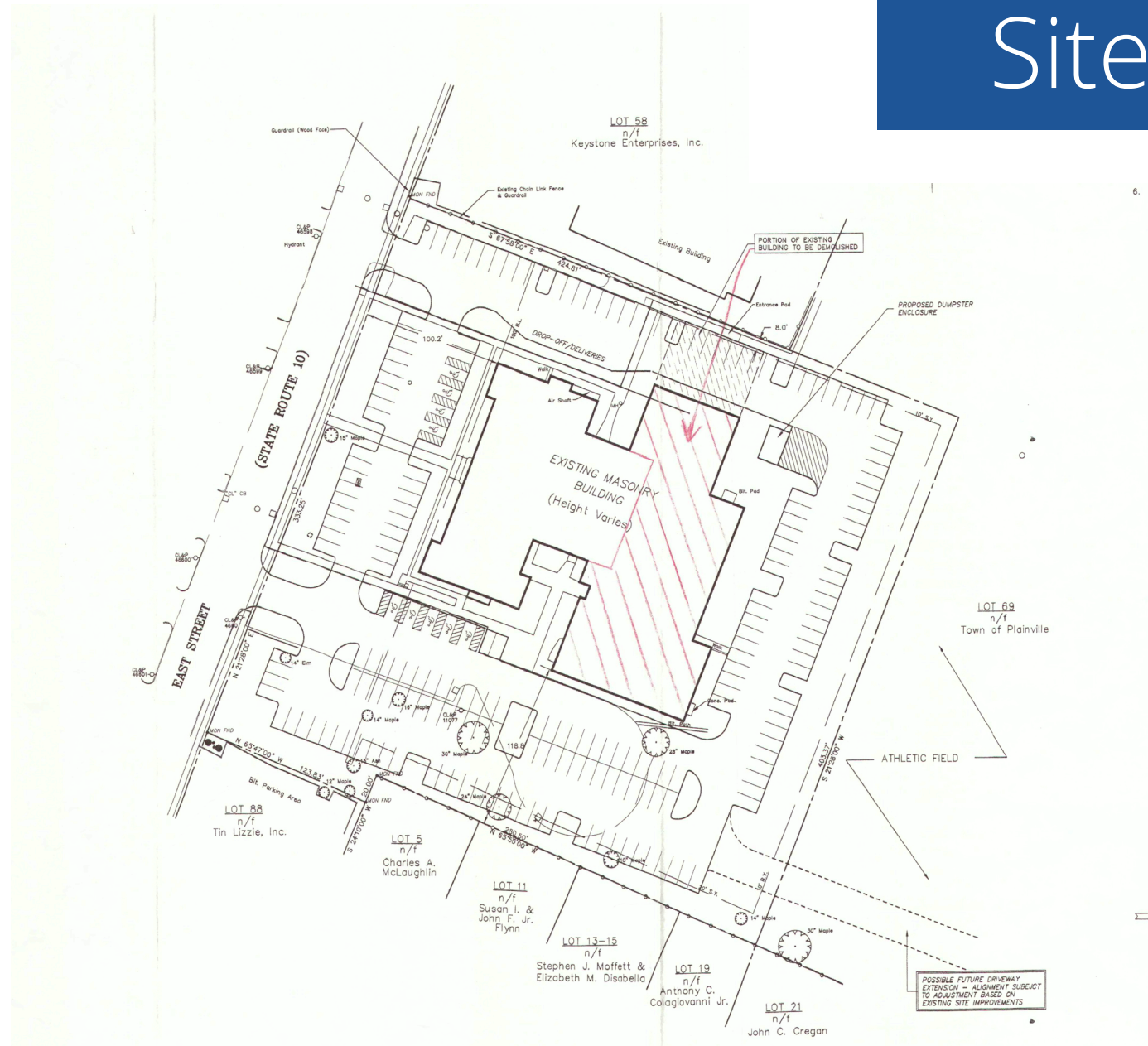
Location



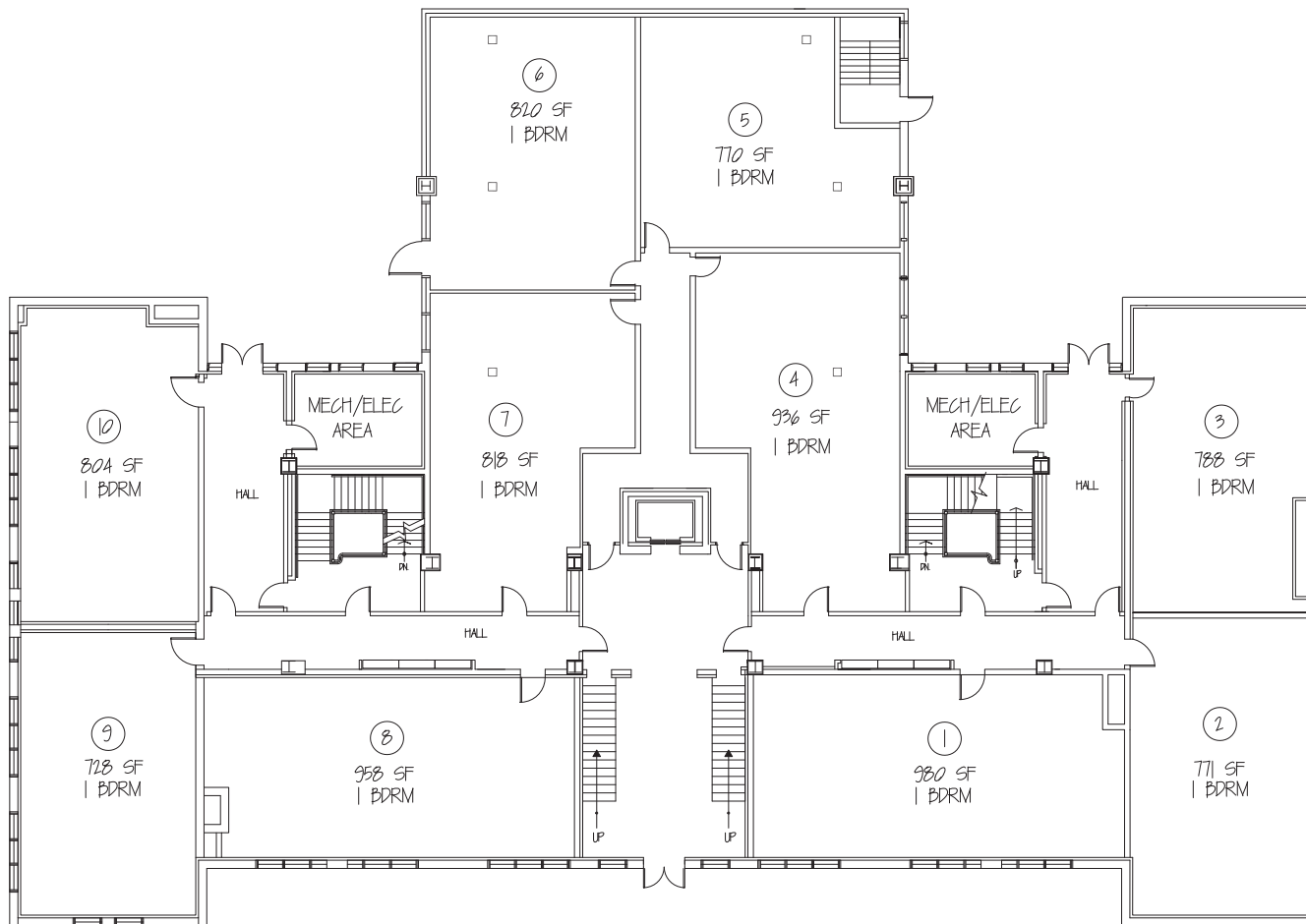
Aerial



Site Plan

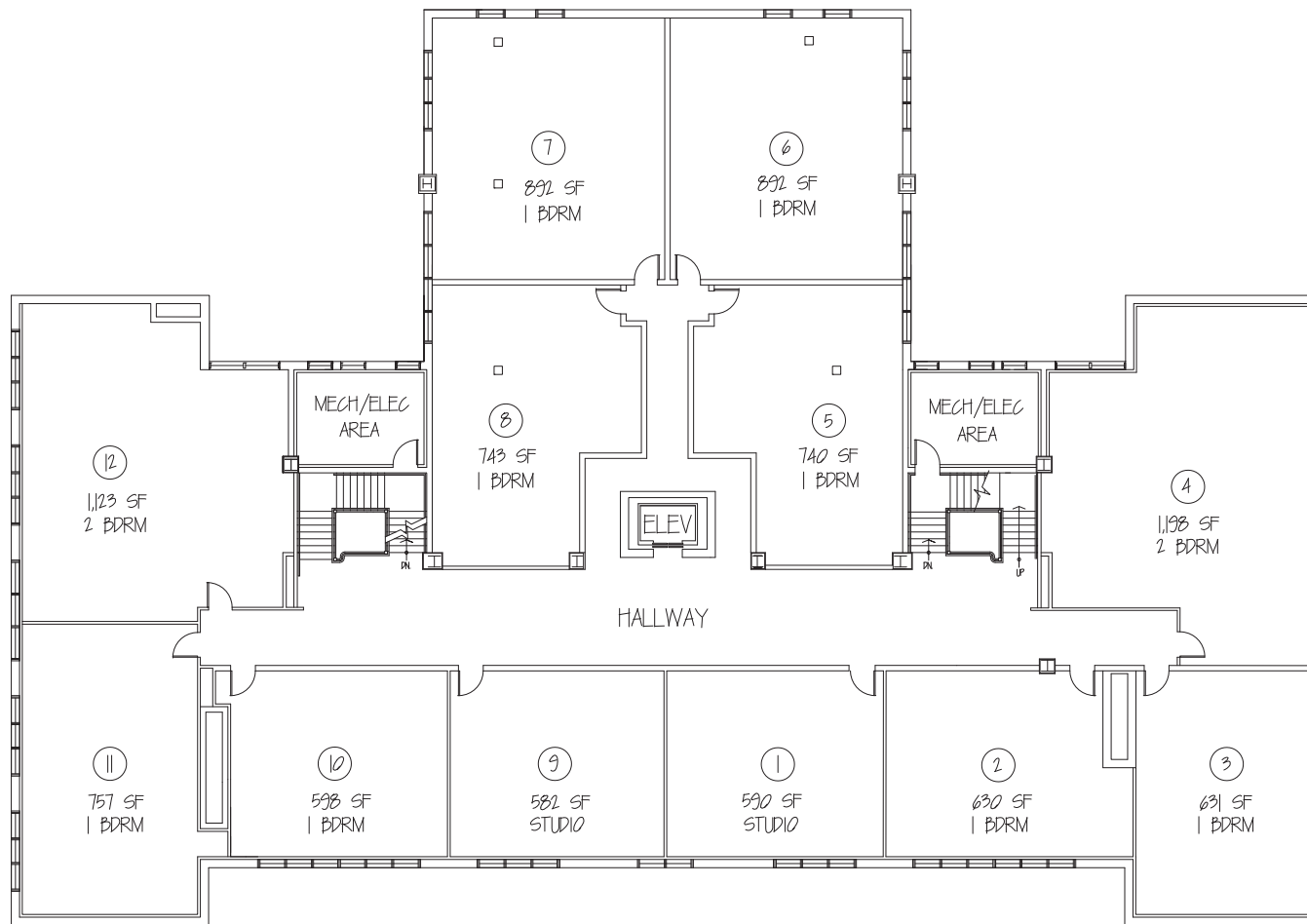


First Floor



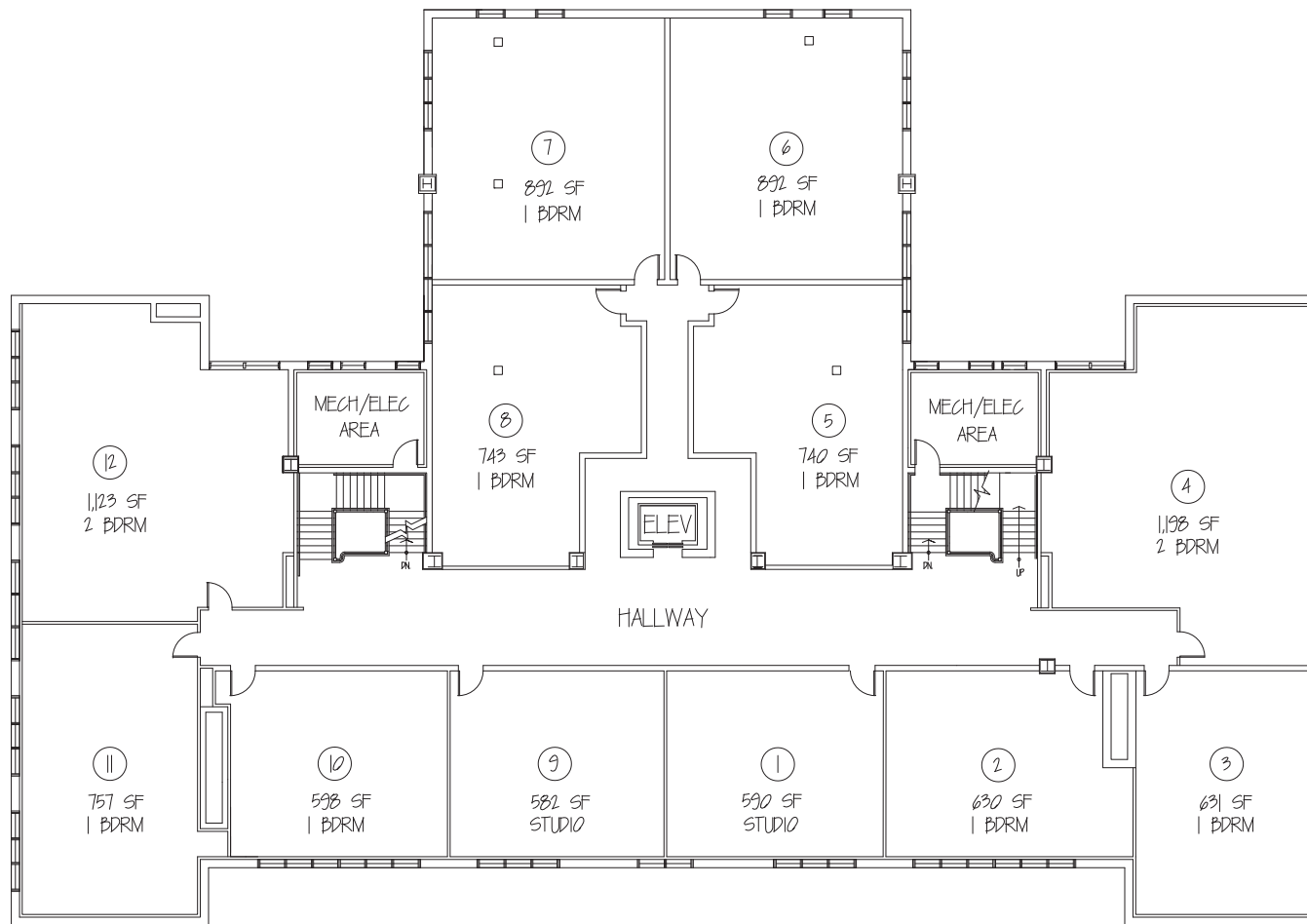
FIRST FLOOR

Second Floor



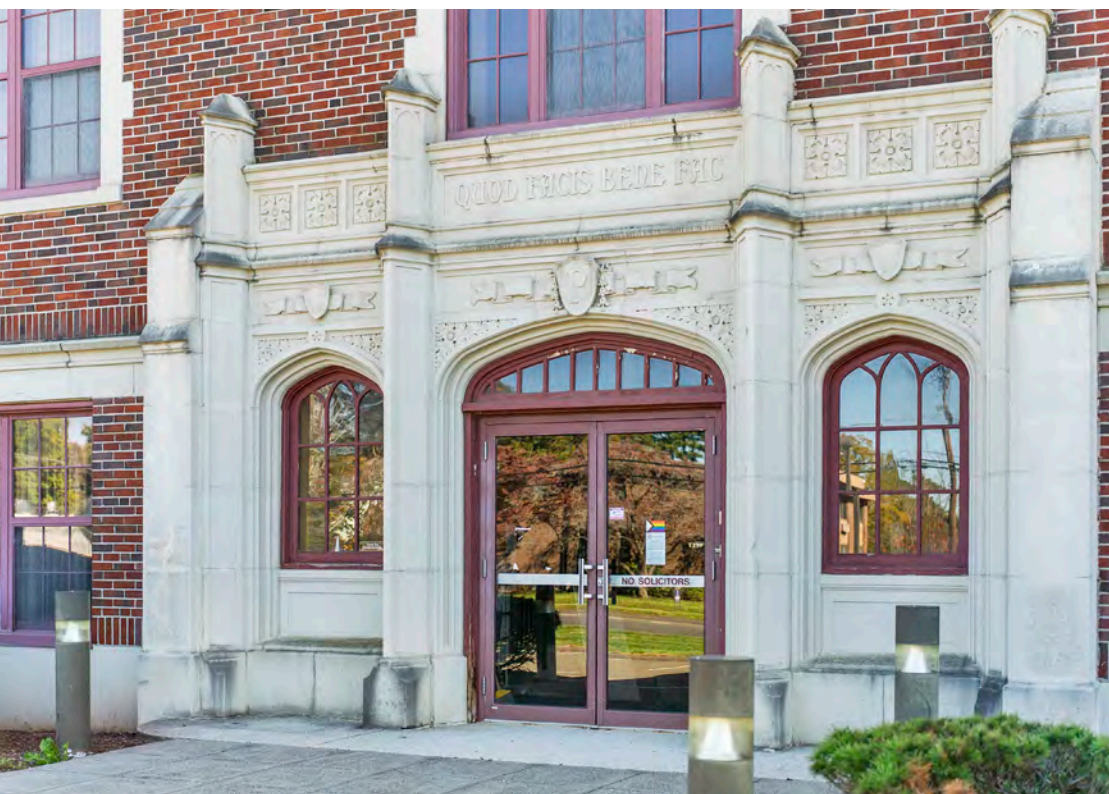
SECOND FLOOR

Third Floor



THIRD FLOOR

Photos



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the border are three horizontal stripes in blue, yellow, and red.

864 Wethersfield Avenue
Hartford, CT 06114
860.249.6521
colliers.com/hartford

John Cafasso, CCIM, SIOR

Principal
860 616 4013 direct
john.cafasso@ct.colliers.com

Ian Hunt

Director
860 616 4020 direct
ian.hunt@colliers.com

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