

FOR LEASE

1,866 SF OFFICE SPACE

777 FARMINGTON AVENUE | WEST HARTFORD, CT 06119



PROPERTY DESCRIPTION

Three-story commercial office building with the entire second floor available for lease as of October 1, 2024.

PROPERTY HIGHLIGHTS

- 1,866 square feet available on the second floor
- Five private offices, one waiting area and one kitchen/lounge area
- Free parking
- Five minutes from West Hartford Center

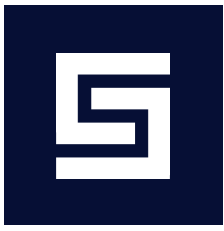
OFFERING SUMMARY

Lease Rate:	\$18.75 + electricity
Available SF:	1,866 SF
Lot Size:	0.27 Acres
Building Size:	4,602 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	997	3,015	11,160
Total Population	2,058	6,410	24,180
Average HH Income	\$140,329	\$133,934	\$125,719

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BUILDING SPECIFICATIONS

Building Size	4,602 SF
Available Space	1,866 SF
Year Built	1923

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Window & wall units
Water/Sewer Company	MDC
Electric Company	Eversource

LAND

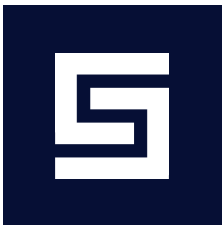
Lot Size	0.27 Acres
Parking	Free parking behind building
Zoning	RM-1

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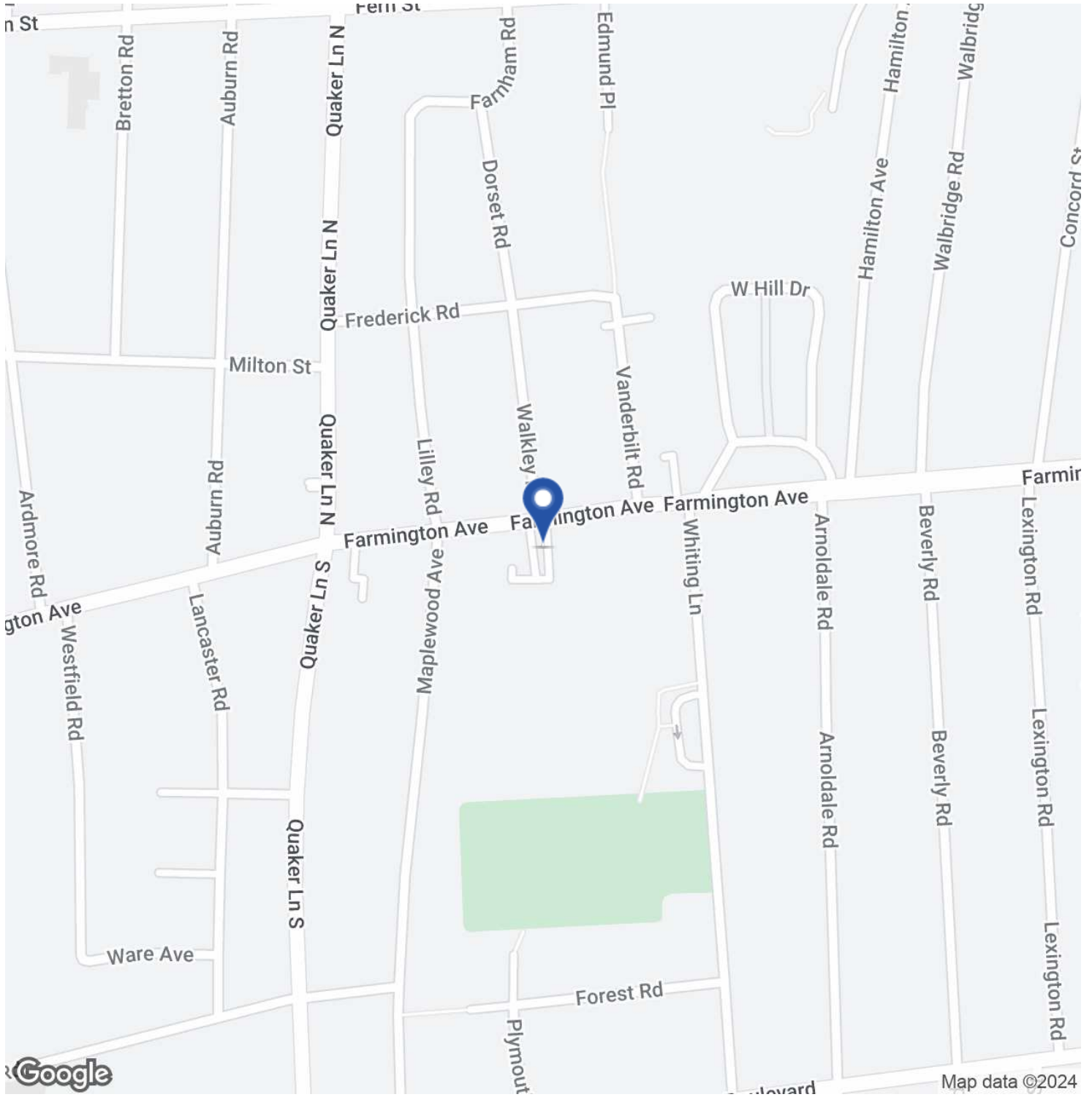
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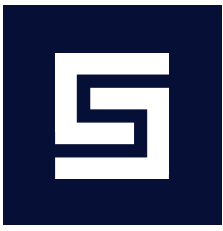


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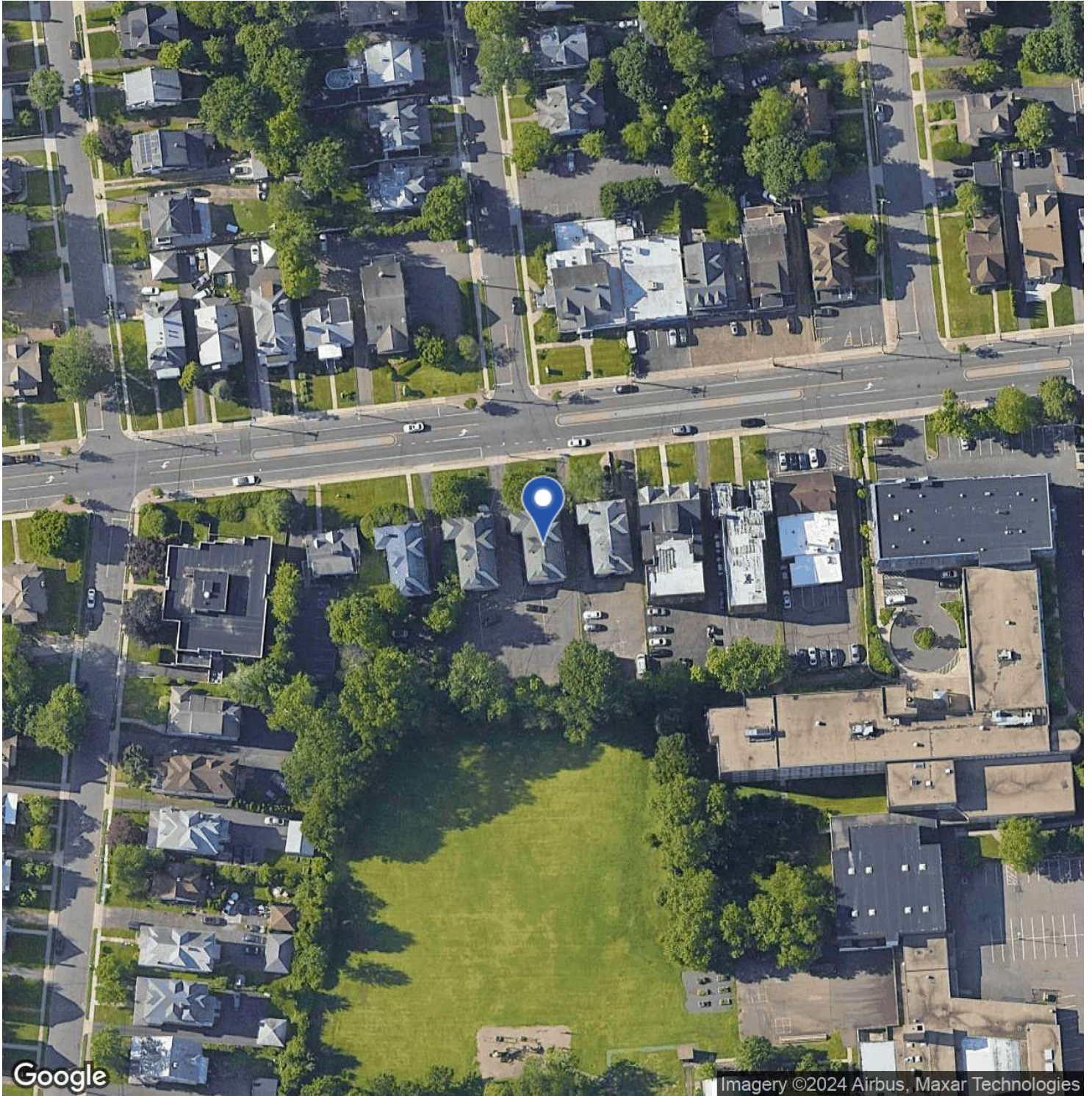
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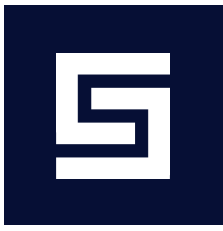


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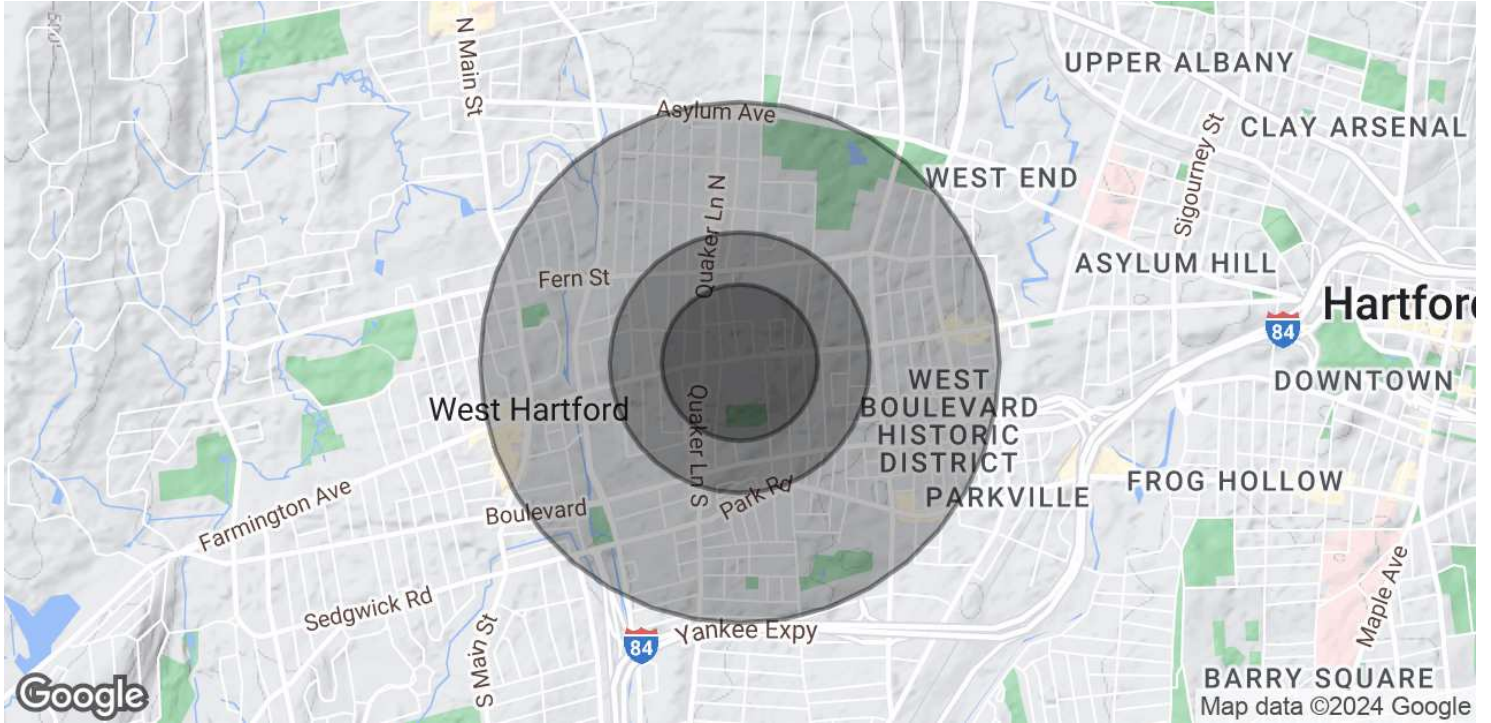
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,058	6,410	24,180
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	997	3,015	11,160
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$140,329	\$133,934	\$125,719
Average House Value	\$431,756	\$428,704	\$390,230

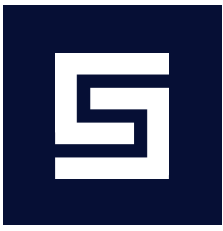
Demographics data derived from AlphaMap

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