



**SERHANT.**  
COMMERCIAL

OFFERING MEMORANDUM

# 67 PROSPECT AVENUE

WEST HARTFORD, CT 06106

---

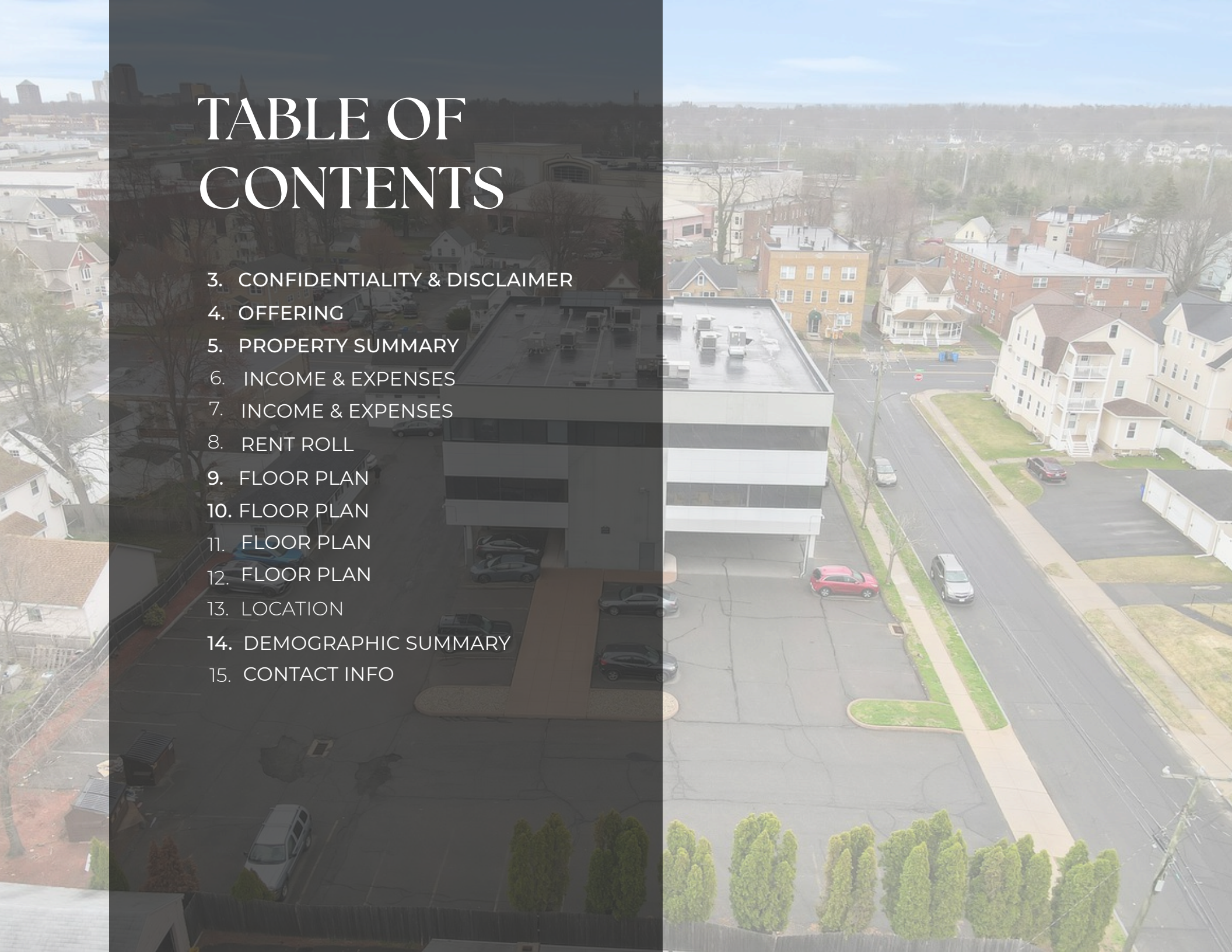
[WWW.THECISZTEAM.COM](http://WWW.THECISZTEAM.COM)



THE CISZ TEAM | **SERHANT.**

# TABLE OF CONTENTS

3. CONFIDENTIALITY & DISCLAIMER
4. OFFERING
5. PROPERTY SUMMARY
6. INCOME & EXPENSES
7. INCOME & EXPENSES
8. RENT ROLL
9. FLOOR PLAN
10. FLOOR PLAN
11. FLOOR PLAN
12. FLOOR PLAN
13. LOCATION
14. DEMOGRAPHIC SUMMARY
15. CONTACT INFO



# CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at 67 Prospect Avenue. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by Serhant or its agents.

By accepting this memorandum, the recipient agrees to use it solely for the purpose of evaluating a potential purchase of the property and not to reproduce or distribute it, in whole or in part, without prior written consent from Serhant. All summaries and projections contained in this document are provided for informational purposes only and should not be construed as a guarantee of future performance.

Prospective buyers are strongly encouraged to conduct their own independent analysis and due diligence. This includes but is not limited to, verifying all income and expense data, assessing legal, environmental, zoning, and other matters deemed relevant. Neither the seller nor Serhant makes any warranties or guarantees, express or implied, regarding the property or the information presented.

This is not an offer to sell or lease any property, and no agreement shall be deemed to exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.



# OFFERING

This well-maintained commercial property offers an excellent opportunity for investors seeking long-term income stability and strong market positioning. Strategically located in a high-visibility area with easy access to major roads and public transit, the site benefits from consistent foot and vehicle traffic.

Address:	67 Prospect Ave. West Hartford, CT 06106
Type:	Office
Year Built:	1989
Lot Size:	0.63 Acres
Building Size:	20,538 sqft
Parcel Number:	WHAR-000012H-004391-000067
Parking:	37 Surface Spots 23 Covered Parking Spots

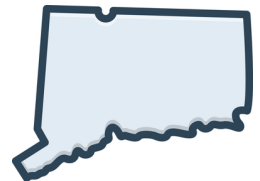


# PROPERTY SUMMARY

- ±20,000 SF Class B office building
- Elevator Service
- Special Development District overlay, over General Business Zone
- 60 on-site parking spaces (strong parking ratio for the area)
- Strategic location on the West Hartford / Hartford line
- Minutes to Downtown Hartford, West Hartford Center, and Blue Back Square
- Immediate access to I-84, Route 9, and I-91
- Flexible layout suitable for multi-tenant or single-user occupancy
- Ideal for professional services, medical office, or institutional users
- Strong regional demographics and workforce access
- Value-add potential through lease-up or repositioning



67 Prospect Avenue is not just a stabilized office asset. It's a strategic repositioning opportunity in one of Central Connecticut's most fundamentally strong submarkets.



INCOME AND EXPENSES 2025

Jan-Dec 2025: Income & Expense Statement					
Property Type: Office   Units: 10   Location: 67 Prospect Ave. West Hartford, CT					
INCOME					
Unit	Tenant	Sq Ft		Annual Rent	Status
Suite 101	Vacant	770		\$2,450	Vacant
Suite 102	777 Property Holdings	750		\$5,950	Occupied
Suite 201	Compass	1149		\$57,156	Occupied
Suite 202	Compass	6228		\$57,156	Occupied
Suite 301	Hardy Law	805		\$0	Occupied
Suite 302	Vacant	1518		\$0	Vacant
Suite 303	Compass	825		\$57,156	Occupied
Suite 304	Collard	800		\$0	Occupied
Suite 305	Compass	825		\$57,156	Occupied
Suite 306	Vacant				Vacant
			<b>Effective Gross Income</b>	\$237,024	

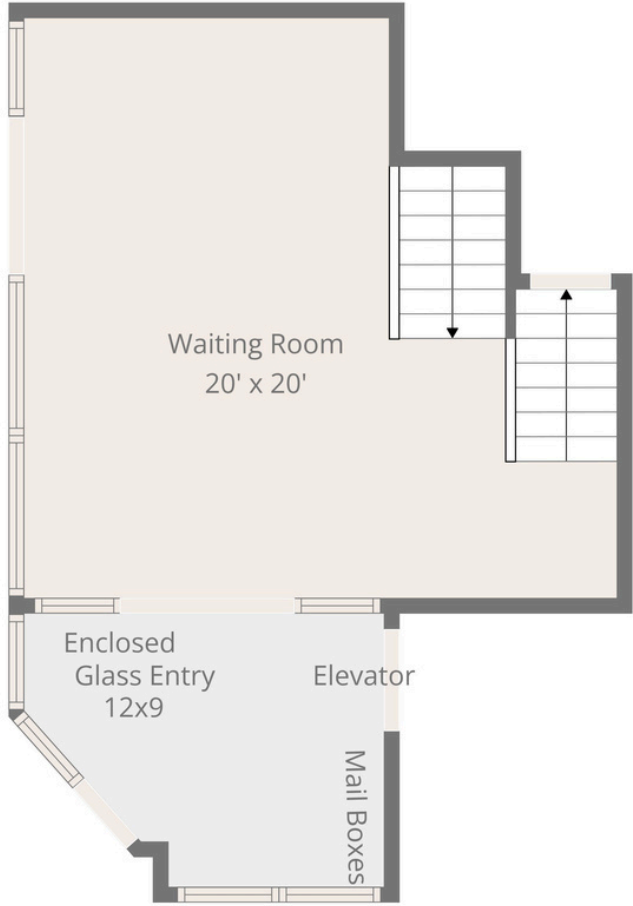
# INCOME AND EXPENSES 2025

<b>OPERATING EXPENSES</b>	
Expense Category	Annual Cost
Property Taxes	\$45,815
Property Insurance	\$9,604
Electric	\$33,907
Gas	\$13,468
Water/Sewer	\$593
Snow Removal	\$3,510
Landscaping	\$7,303
Repairs & Maintenance	\$12,649
HVAC Maintenance	
Trash Removal	\$4,037
Phone/Internet	\$2,844
Pest	\$1,196
Cleaning	\$5,897
Marketing / Leasing	\$4,852
Total Operating Expenses	\$145,675
Net Operating Income (NOI)	\$91,349

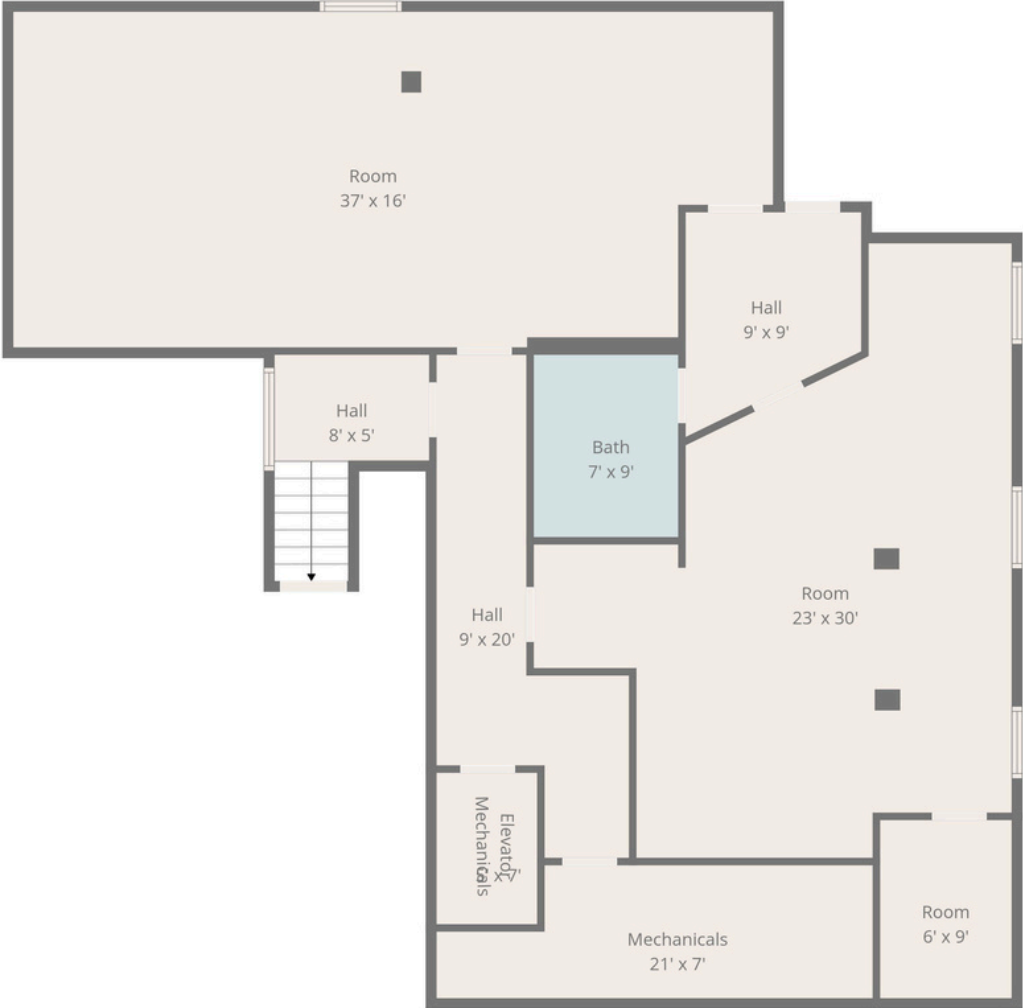
# RENT ROLL

		*ALL SQFT IS APPROXIMATE					
Tenants	Suite	Sqft*	Term	Annual Rent (Current Rate)	Monthly Rent (Current Rate)	Increases	Renewal Options
Vacant	101	770	n/a	\$0	\$0	none	none
777 Property Holdings	102	700	6/1/25-5/31/27	\$9,000	\$750	none	none
Compass	201	1,149	ends 12/31/28	\$0		3% annually	1, 5yr
Compass (Main office)	202	6,228	ends 12/31/28	\$228,624	\$19,052	3% annually	1, 5yr
Hardy Law	301	805	2/1/25-7/31/27	\$14,924	\$1,243.72	3% annually	none
Vacant	302	1,518	n/a	\$0	\$0	none	none
Compass	303	825	ends 12/31/28	\$0	\$0	3% annually	1, 5yr
Collard	304	800	1/1/25-12/31/27	\$19,968	\$1,664	4% annually	none
Compass (unmarked)	305	825	ends 12/31/28	\$0	\$0	3% annually	1, 5yr
Vacant (unmarked)	306						
			<b>Gross Monthly Rental Income:</b>	<b>\$272,516</b>	\$22,710		

# FLOOR PLAN: LOBBY & LOWER LEVEL

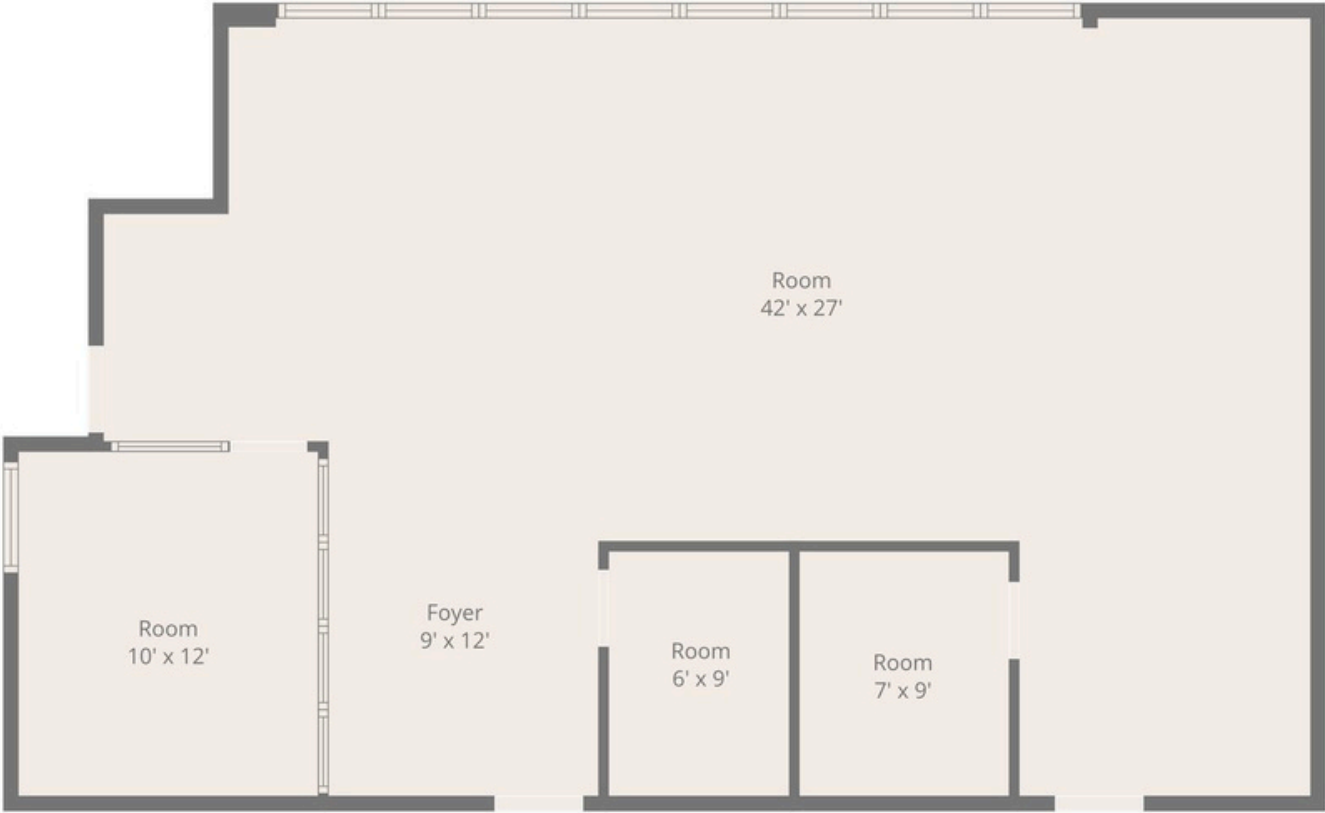


Measurements Are Approximate And For Illustrative Purposes Only. Actual Measurements May Vary.



Measurements Are Approximate And For Illustrative Purposes Only. Actual Measurements May Vary.

# FLOOR PLAN: 1<sup>st</sup> FLOOR



Measurements Are Approximate And For Illustrative Purposes Only. Actual Measurements May Vary.

# FLOOR PLAN: 2nd FLOOR



Measurements Are Approximate And For Illustrative Purposes Only. Actual Measurements May Vary.

# FLOOR PLAN: 3rd FLOOR



Measurements Are Approximate And For Illustrative Purposes Only. Actual Measurements May Vary.

# LOCATION



# DEMOGRAPHIC SUMMARY

<b>2025 Overview</b>	<b>2 Miles</b>	<b>5 Miles</b>
Population	90,220	263,946
Bachelor's Degree or higher	30%	34%
Households	37,252	105,793
Avg Household Size	2.3	2.3
Owner Occupied Housing Units	12,716	50,153
Renter Occupied Housing Units	25,059	57,431
Median Age	36.7	38.1
Median Household Income	\$59,721	\$72,403
Avg. Household Income	\$86,928	\$100,675
Median Home Value	\$297,127	\$310,202
Total Specified Consumer Spending	\$950.1M	\$3B

THE CISZ TEAM  
COMMERCIAL

SERHANT.



**RACHAEL CISZ**

REB.0795889

203-494-2700

Rachael@serhant.com

67 N Main St. West Hartford, CT 06107



**LIZ BARNUM**

RES.0835771

203-512-8403

lizbarnum@serhant.com

67 N Main St. West Hartford, CT 06107



Serhant. CT LLC

500 W Putnam Ave

Greenwich, CT 06830