



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

INDIVIDUAL, PRIVATE OFFICES
Multiple 1st Floor Spaces
RANGING FROM \$450 - \$1,350 / mo
Entire 3rd floor available - 7,500 SF

765 Asylum Ave, Hartford, CT 06105



FOR LEASE
\$450 - \$1,350/mo + Electric
3rd Floor - \$16/SF plus util

Located across
From Hartford Insurance Co.

- Multiple office spaces w/ windows – Can be combined
- A/C, Elevator & HC Accessible
- Private, Individual Offices
- Move your home office to a quiet office location
- Off Street Parking
- On main Bus Line
- Video link:



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Property Information

Total Building SF	29,792
Available SF	117- 7,500 +/-
Year Built	1961
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Brick, Concrete, Masonry
HVAC	Central AC
Electric Service	TBD
Gas	Yes
Column Spacing	N / A
# of Floors	3
Parking	Parking Lot
Bathrooms	Multiple HC
Frontage	204'
Zoning	RO1
Assessment	\$581,770
Environmental	TBD
Mill Rate	74.29
Taxes	\$40,113.00
Taxes/SF	\$1.35

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Comments:

1st floor spaces for rent starting at only \$450/ mo plus Electricity (\$35/ mo). Perfect spaces with windows for anyone who wants a private, individual office or to move their home office to a quiet office location. Entire 3rd Floor (7,500+/-SF) at \$16/SF plus util. Central Air, Elevator and HC accessible. Located just off I-91 and I-84, across the street from the Hartford Insurance building. Broker has an ownership interest in the subject property.

Ken Ginsberg
 Broker
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ROOM	POSTED RENT	ELECT/MO
1	\$ 600.00	\$ 35.00
2	\$ 600.00	\$ 35.00
3	\$ 600.00	\$ 35.00
4	\$ 935.00	\$ 35.00
5	\$ 550.00	\$ 35.00
6	\$ 1,350.00	\$ 35.00
7	\$ 600.00	\$ 35.00
8	\$ 450.00	\$ 35.00
9	\$ 450.00	\$ 35.00
10	\$ 500.00	\$ 35.00
11	\$ 900.00	\$ 35.00
LEASED	\$ 2,000.00	\$ 35.00
LEASED		\$ 35.00
LEASED		\$ 35.00
LEASED		\$ 35.00