

ONE AMERICAN ROW

*the gateway
to downtown
Hartford*

CBRE

*one of Hartford's most
iconic office buildings*



Situated at the gateway to Hartford's Central Business District, **One American Row** offers the opportunity to occupy the region's most iconic office building.

Better known as The Boat Building, One American Row is the world's first two-sided office building and a local landmark. Rising 13 stories, the building is a prominent fixture on the Hartford skyline. In addition to the highly visible location, the building offers headquarters-style amenities including a recently upgraded full-service cafeteria with outdoor seating and open green spaces, modern conferencing facilities, on-site parking and a new fitness center with locker rooms and shower facilities. With a continuous window line, One American Row also offers true, panoramic 360-degree views and abundant natural light on every floor.

All of these elements combine to make One American Row the ideal solution for forward-thinking companies seeking a unique, world-class property at a signature location in downtown Hartford.

HIGHLIGHTS

Signature office property with a prominent downtown Hartford location

Headquarters-style tenant amenities and competitive rental rates

Flexible floor plans that can accommodate single full-floor tenants or multi-tenancy as well as both traditional and open workspace configurations

Up to 52,000 SF of space available, with contiguous suites ranging from full floors of approximately 13,000-26,000 SF

One of the only buildings in Hartford that is both LEED® Certified and also listed on the National Register of Historic Places

Institutionally owned and maintained by Nassau Re, with ongoing capital improvements and enhancements

In the center of Hartford's new live-work-play environment next to The Front Street District, UCONN Hartford Campus, the Connecticut Science Center, Hartford Marriott Hotel and the Connecticut Convention Center, and close to numerous restaurants and entertainment options within the CBD

ON-SITE AMENITIES

One American Row is owned and operated by Nassau Re and also serves as its corporate headquarters. Accordingly, capital investments in amenity enhancements and building improvements—both aesthetic and technical—are ongoing. Tenants in the building benefit from a full-service cafeteria, indoor and outdoor seating areas, outdoor green space, showers and lockers, and a modern, new state-of-the-art fitness center.



CAFETERIA



INDOOR SEATING



OUTDOOR SEATING



OUTDOOR GREENSPACE



SHOWERS

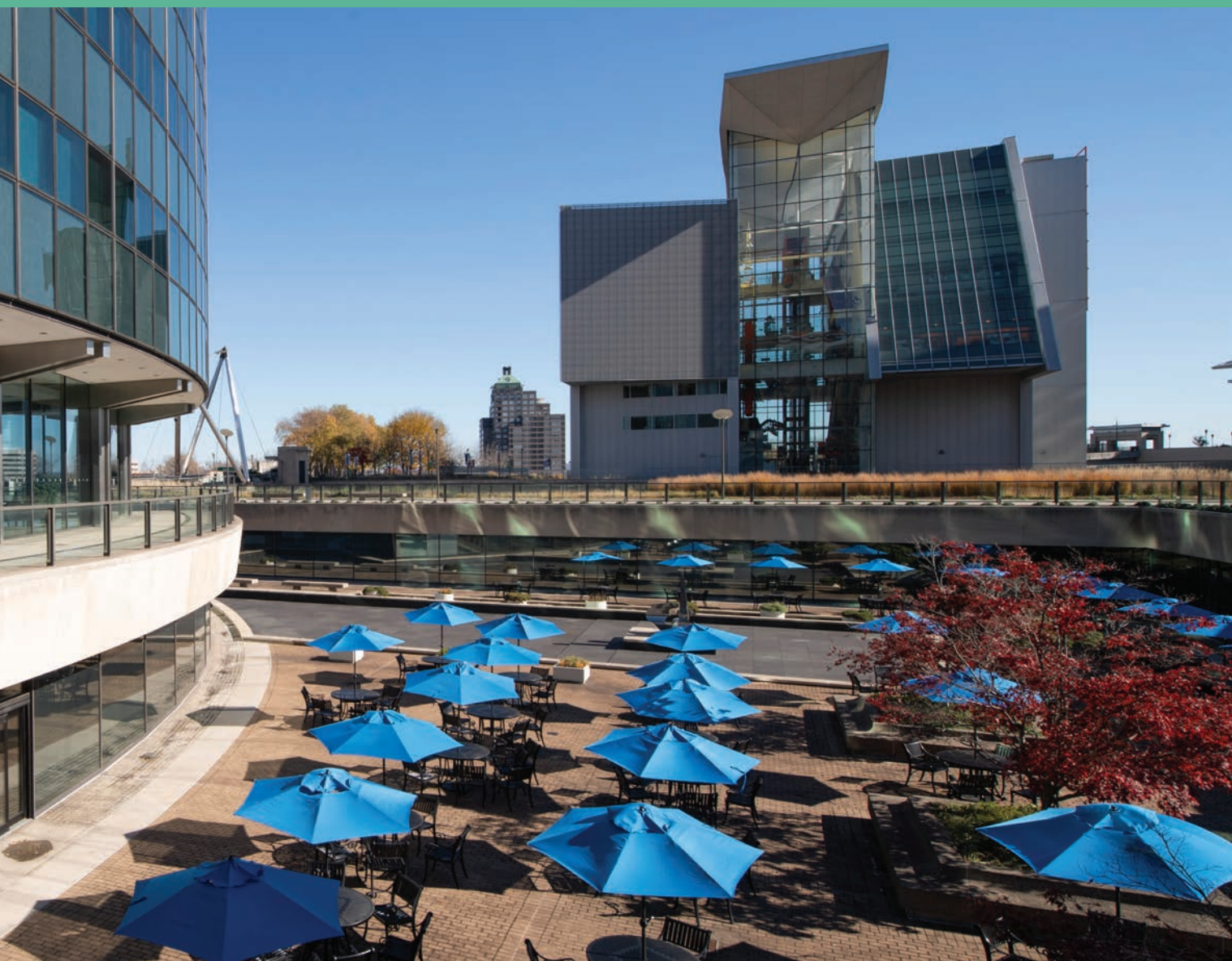


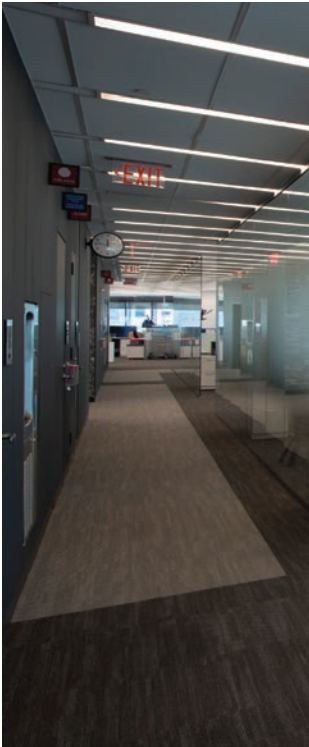
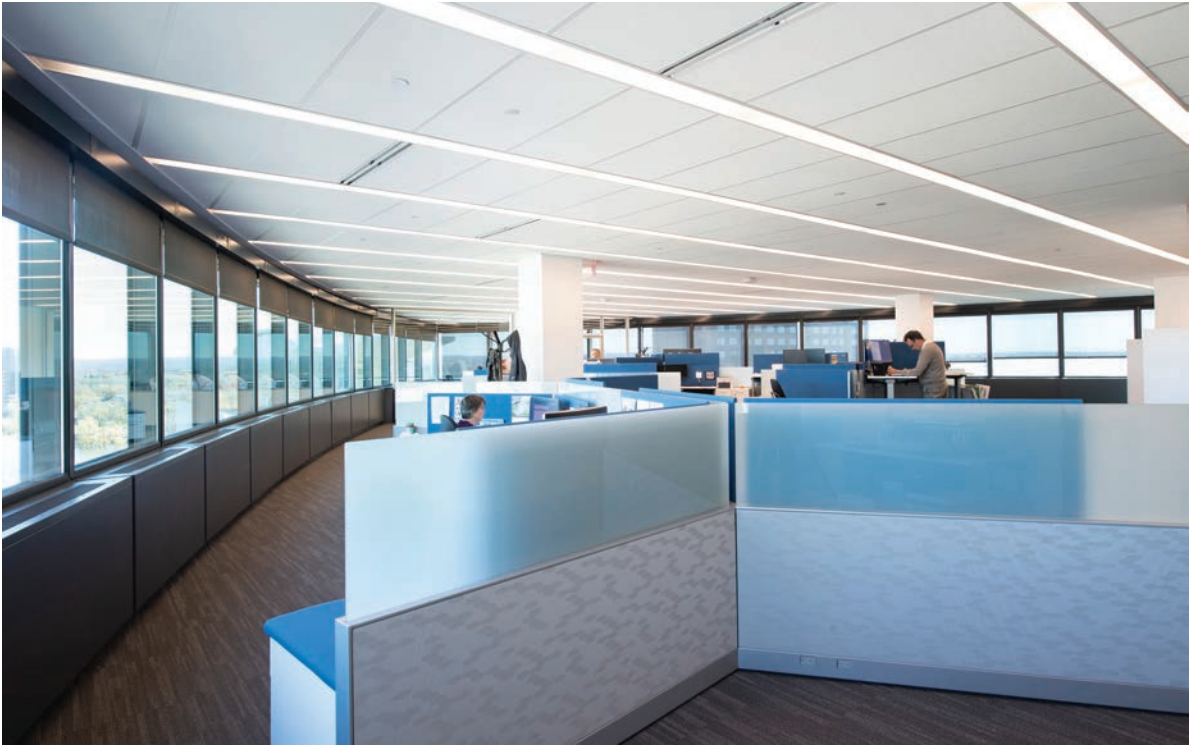
LOCKERS



FITNESS CENTER







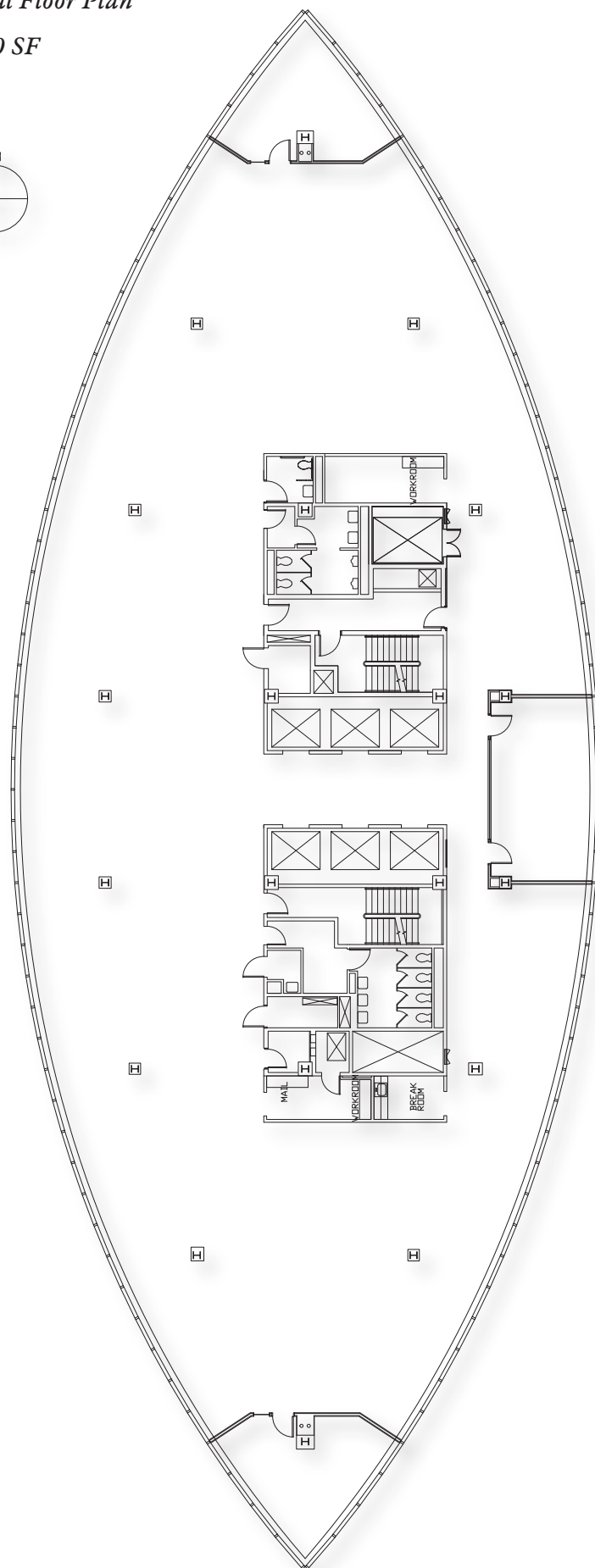
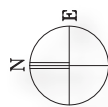


In 2010, One American Row was awarded LEED Silver Certification by the U.S. Green Building Council and is one of a small number of buildings that are both LEED Certified and listed on the National Register of Historic Places. In 2013, the plaza surrounding the building was renovated with environmentally friendly planted areas. In addition, there are two electric vehicle charging stations that are considered Level 2 rated under Tesla requirements, they each are 240 Volt providing 3.7-17.2 kW power delivery. We also have a number of 120 Volt outlets throughout the garage for hybrid charging.

FLEXIBLE SPACE CONFIGURATIONS

With a floor plate size of just under 13,000 SF, One American Row provides an opportunity to have the presence associated with a full-floor tenancy or a subdivision to a partial floor based upon final space requirements and design. In either case, floors provide a modern and open layout with a dramatic window line providing an abundance of natural light.

Typical Floor Plan
13,000 SF





HARTFORD LINE
CT rail

h21



THE HOLLANDER

THE METROPOLITAN

55 ON THE PARK APARTMENTS



BUSHNELL PARK

BUSHNELL ON THE PARK APARTMENTS



UConn
UNIVERSITY OF CONNECTICUT



FRONT STREET





LOCATION

One American Row is located in the Hartford CBD within walking distance to everything Hartford has to offer. The Front Street District, CT Convention Center, UCONN Hartford Campus, State of Connecticut offices at CT River Plaza, the Connecticut Riverfront, and numerous restaurants are only a short walk via our connection to Constitution Plaza.

In addition to cultural and dining amenities, One American Row is strategically located amongst some of the newest and most sought after apartment projects to be delivered to the market in recent years. Spectra on the Plaza, Front Street Lofts, and 777 Main Street—to name a few—are only a short walk away from One American Row.



ONE AMERICAN ROW

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