




ONE
FINANCIAL PLAZA

A **GOLDEN** OPPORTUNITY



SHELBOURNE



POSITIONED PERFECTLY FOR TODAY'S TENANT

- Most efficient floor plates in Hartford's CBD
- Multiple fiber providers for telecommunications
- 7 watts per square foot of electricity
- Hartford's only outdoor seating/collaborative work space
- Attached garage parking with 2/1,000 ratio
- Proximity to Hartford's Live, Work, Play & Learn Community

MORE COMMONLY KNOWN AS "THE GOLD BUILDING",

One Financial Plaza is one of the City of Hartford's most prestigious Class A office towers. Immediately identified by its distinctive gleaming gold-glass facade, the property boasts an elite tenant roster that includes Travelers, Accenture, KPMG, Conning & Co., TIAA-CREF, General Reinsurance, Barings and People's United Bank.

Measuring approximately **621,000 square feet**, One Financial Plaza consists of a **26-story Class A office tower** complimented by an attached eight-story, **1,141-space parking garage** and street-level retail. Situated prominently at the corner of Main and Pearl Streets, "The Gold Building" is a **landmark office tower** and one of the most recognizable corporate addresses within the Hartford Central Business District.

One Financial Plaza offers best in Class A tenant amenities; a newly updated lobby with touch down seating, Hartford's only outdoor seating/collaborative work space, a newly renovated café with catering services, a 'grab and go' style food and coffee kiosk, lobby and building signage for major tenants, dry-cleaning pickup and delivery, full-service banking with ATM, 24-hour security, on-site property management and attached garage parking.



PROPERTY FEATURES & AMENITIES:



MOST EFFICIENT FLOOR PLATES IN
HARTFORD CBD



FULL SERVICE CAFÉ WITH
CATERING SERVICES



STATE-OF-THE-ART ELEVATORS &
BUILDING MECHANICAL SYSTEMS



PREPARED FOOD/COFFEE
KIOSK



PANORAMIC 360 DEGREE VIEWS



FULL-SERVICE RETAIL BANK
BRANCH & ATM



INDOOR/OUTDOOR
COLLABORATIVE SPACES



DRY-CLEANING PICKUP
& DELIVERY SERVICE



ON-SITE, GARAGE PARKING AT A
RATIO OF 2/1,000 RSF



24-HR GUARD SERVICE



IMMEDIATE ACCESS TO
PUBLIC TRANSPORTATION



ON-SITE PROFESSIONAL
PROPERTY MANAGEMENT



BRAND NEW FITNESS CENTER





26		
25		
24		
23		
22		
21		
20	Available - 3,600 SF	
19		
18		
17	Available - 23,492 SF	
16		Available - 5,427 SF
15		
14		
13		Available - 11,214 SF
12		Available - 9,000 SF
11	Available 1/1/24 - 23,000 SF	
10	Available 1/1/24- 23,043 SF	
9		
8		
7	Available - 23,055 SF	
6	Available - 23,055 SF	
5		
4		
3		
2		Available - 5,213 SF
1	Building Lobby/Security	Available - 4,714 SF Available - 8,030 SF
G		
LL	Take "5" Cafe	

26 STORY OFFICE TOWER

105,460 SF
AVAILABLE

TENANT ROSTER INCLUDES:

- Sun Life
- Virtus Investment Partners
- Global Atlantic
- Accenture
- KPMG
- Conning & Co.
- General Reinsurance



SAMPLE LOW RISE FLOOR



SAMPLE HIGH RISE FLOOR PLAN

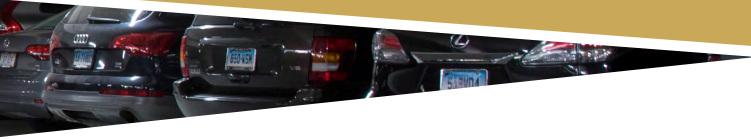







BEST PARKING IN THE CITY

One Financial Plaza offers tenants a 2/1,000 sf on-site parking ratio, exceedingly easy access and optional reserved parking for employees.

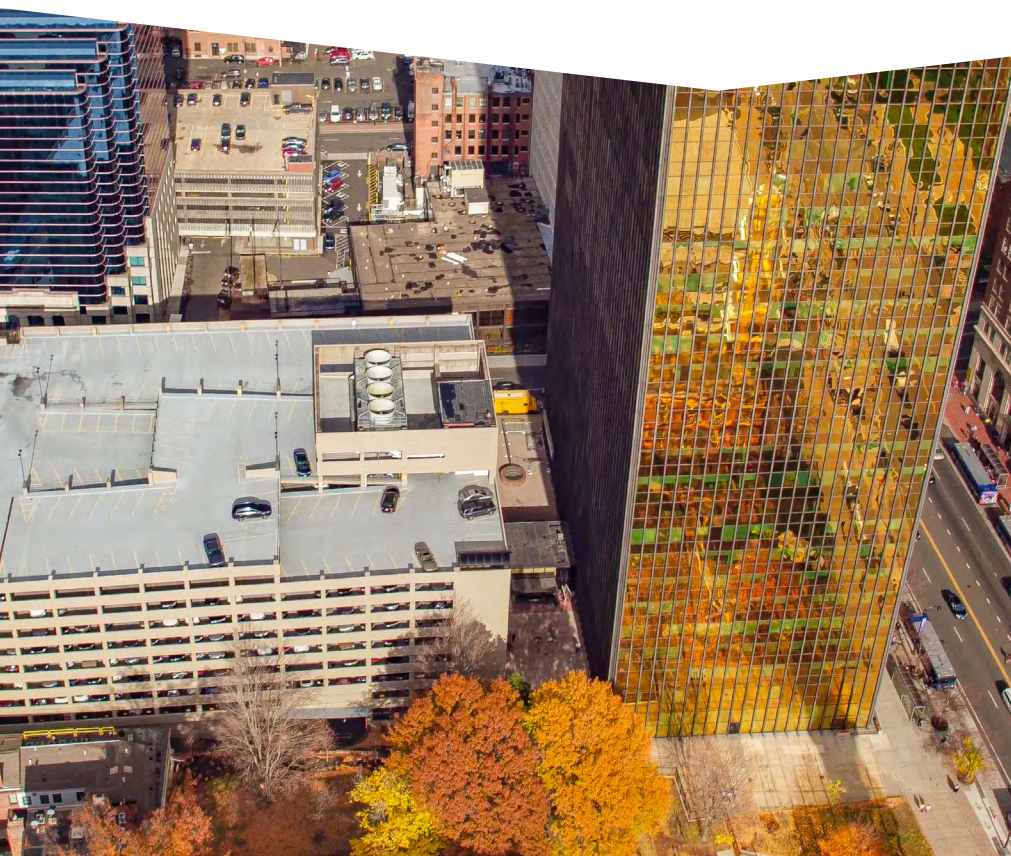




 WALK SCORE 95	 TRANSIT SCORE 84	 BIKE SCORE 80
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LOCATION

- Immediately accessible from all major regional highways; I-84, 1-91 and Route 2
- Expansive views of the Connecticut River, Bushnell Park, the State Capitol and the CBD.
- A Walk Score® of 95 for walk-ability, and excellent scores for transit and bike-ability.
- Within walking distance to restaurants, retail services and entertainment; everything that makes Hartford a Live, Work, Play and Learn community.



Address	55 Pearl Street
Manager	LAZ Parking
# of Spaces	1,141
Monthly Cost - Unreserved	\$195.00*
Monthly Cost- Reserved	\$250.00*
Daily Rate	\$22.00
Event Rate	\$10.00
Hourly Rates	\$2.00/30 minutes \$22.00 6am - 6pm \$7.00 after 6pm

* prices exclude CT sales tax



FOR MORE INFORMATION, PLEASE CONTACT:

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