

ONE AMERICAN ROW

One American Row

HARTFORD, CT

CBRE



NASSAU



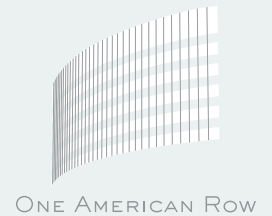
Property Overview

ONE OF HARTFORD'S MOST ICONIC OFFICE BUILDINGS

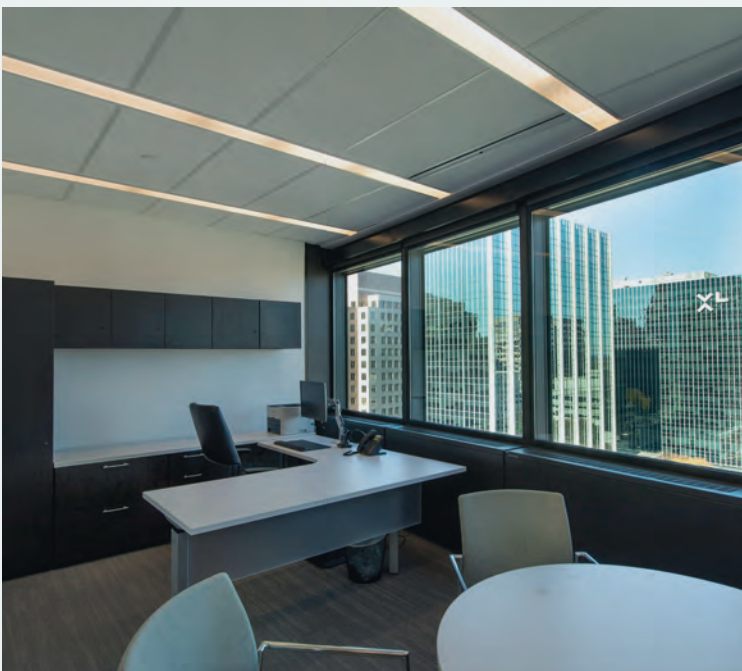
Better known locally as the Boat Building, One American Row is one of the region's most iconic office buildings. An architectural masterpiece originally constructed in 1963, One American Row is the only Hartford office building to have achieved LEED certification while also being listed on the National Register of Historic Places. With its unique two-sided shape and distinctive ocean-blue glass facade, the building is a local landmark and a long-time, prominent fixture on the Hartford skyline.

This unique Class A office property offers headquarters style amenities, modern office space, and true, panoramic 360-degree views with abundant natural light on every floor, in addition to well-capitalized ownership with a vested interest in the property as its corporate office headquarters. It is the ideal solution for forward-thinking companies seeking a unique, world-class property at a signature location in downtown Hartford.





Property Highlights



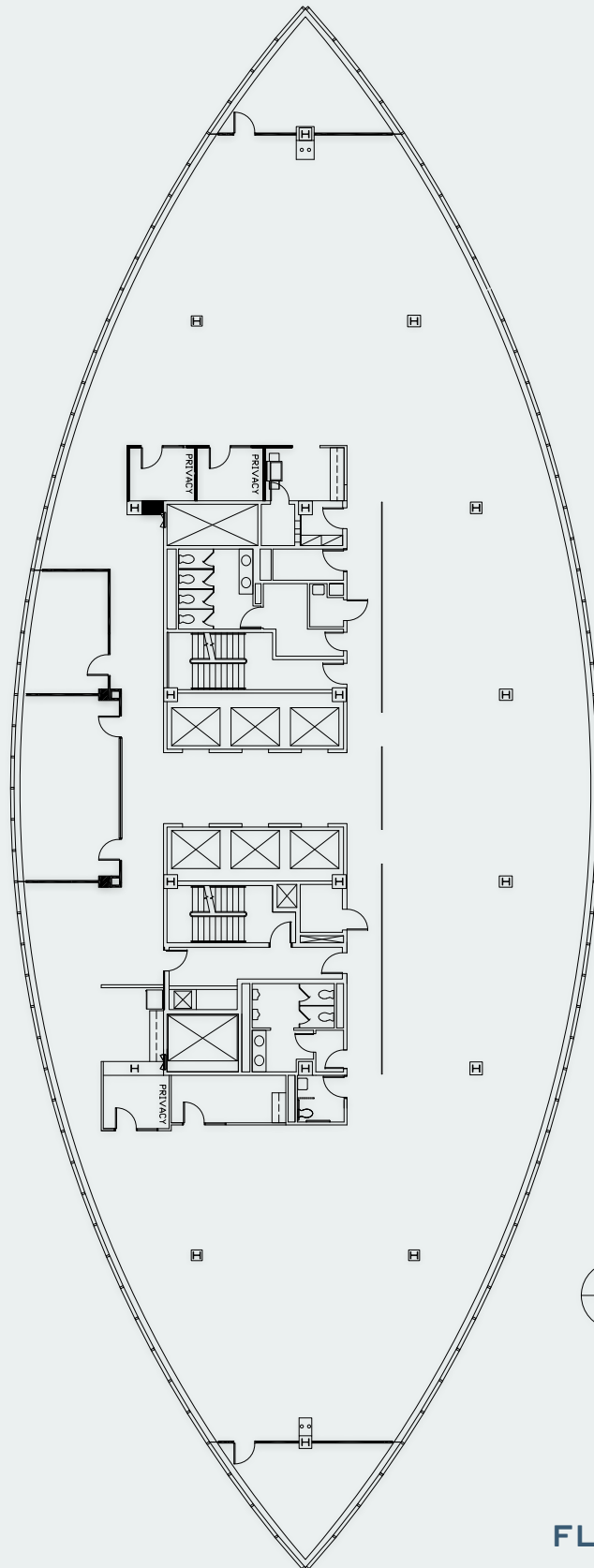
- + Iconic office property with a prominent location at the gateway to downtown Hartford
- + Institutionally-owned and managed with headquarters-style building amenities and competitive rental rates.
- + One of the only buildings in Hartford that has been LEED® Certified and also listed on the National Register of Historic Places
- + Smaller floor plates which can accommodate single full-floor users with both traditional and open workspace configurations
- + In the center of Hartford's live-work-play environment adjacent to The Front Street Entertainment District, the UCONN Hartford Campus, Connecticut Science Center, Hartford Marriott Hotel and the Connecticut Convention Center, and close to numerous restaurants and entertainment options within the CBD

Available Floorplan

FULL FLOOR - UPPER LEVEL

With a floor plate size of just under 13,000 SF, One American Row provides an opportunity for smaller users to have the presence associated with a full-floor tenancy. However, floors can also be easily subdivided for multi-tenant occupancy. In either case, floors offer a modern and open layout with a dramatic, curved window line providing an abundance of natural light and panoramic views of downtown Hartford.

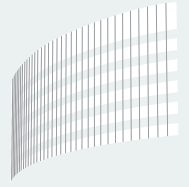
±12,900 SF
AVAILABLE



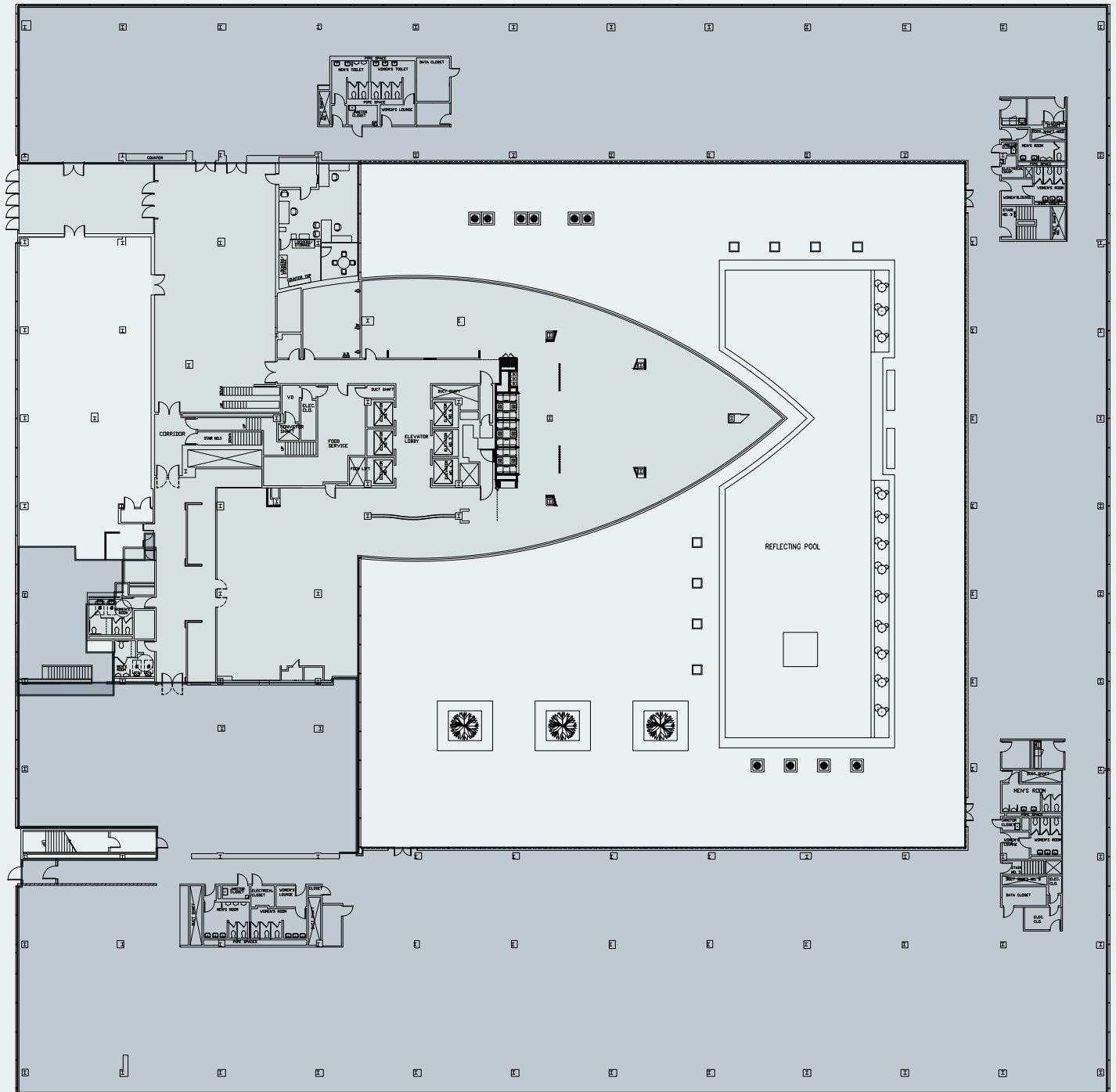
FLOOR 8

Available Floorplan

GROUND LEVEL - ±58,000 SF



ONE AMERICAN ROW





Building Amenities



One American Row is institutionally owned and operated by Nassau Financial Group, serving as the company's corporate headquarters. As such, capital improvements to the property —both aesthetic and technical—are ongoing, including enhancements to building amenities and services.

Tenants at One American Row currently benefit from a full-service cafeteria with grab and go options, indoor and outdoor seating areas, outdoor green space that includes new soft seating, putting greens and pickleball courts, state-of-the-art conference center/meeting facilities and a modern, well-equipped fitness center with lockers, sauna and showers.



CAFETERIA



INDOOR SEATING



OUTDOOR SEATING



OUTDOOR GREENSPACE



SHOWERS



LOCKERS



FITNESS CENTER





Location Overview

One American Row is located immediately off the highway at the gateway to Downtown Hartford - within walking distance to most everything the City has to offer. The Front Street Entertainment District, Connecticut Convention Center and Science Center, UCONN Hartford Campus, and the Connecticut Riverfront are only steps away, while numerous other local amenities and attractions including new retail and restaurants on Pratt Street, Dunkin' Park AA baseball stadium, the XL Center Coliseum, and Bushnell Park are also in close proximity.

In addition to cultural attractions, retail dining and entertainment, 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, as is The Pennant Apartments at North Crossing opposite Dunkin' Park and new UCONN student housing under construction on Pratt Street.





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