

For Lease – Pls call/write  
Mixed-use Retail, Office Commercial Plaza  
714 West Street, Southington, CT  
Owner - Plaza West, LLC

Prepared by:

Kenneth R. Labbe

Associate Broker for Pyramid Real Estate Management – State of Connecticut - #0795117

Associated with Pyramid Group Real Estate Management – [www.pyramidregroup.com](http://www.pyramidregroup.com)

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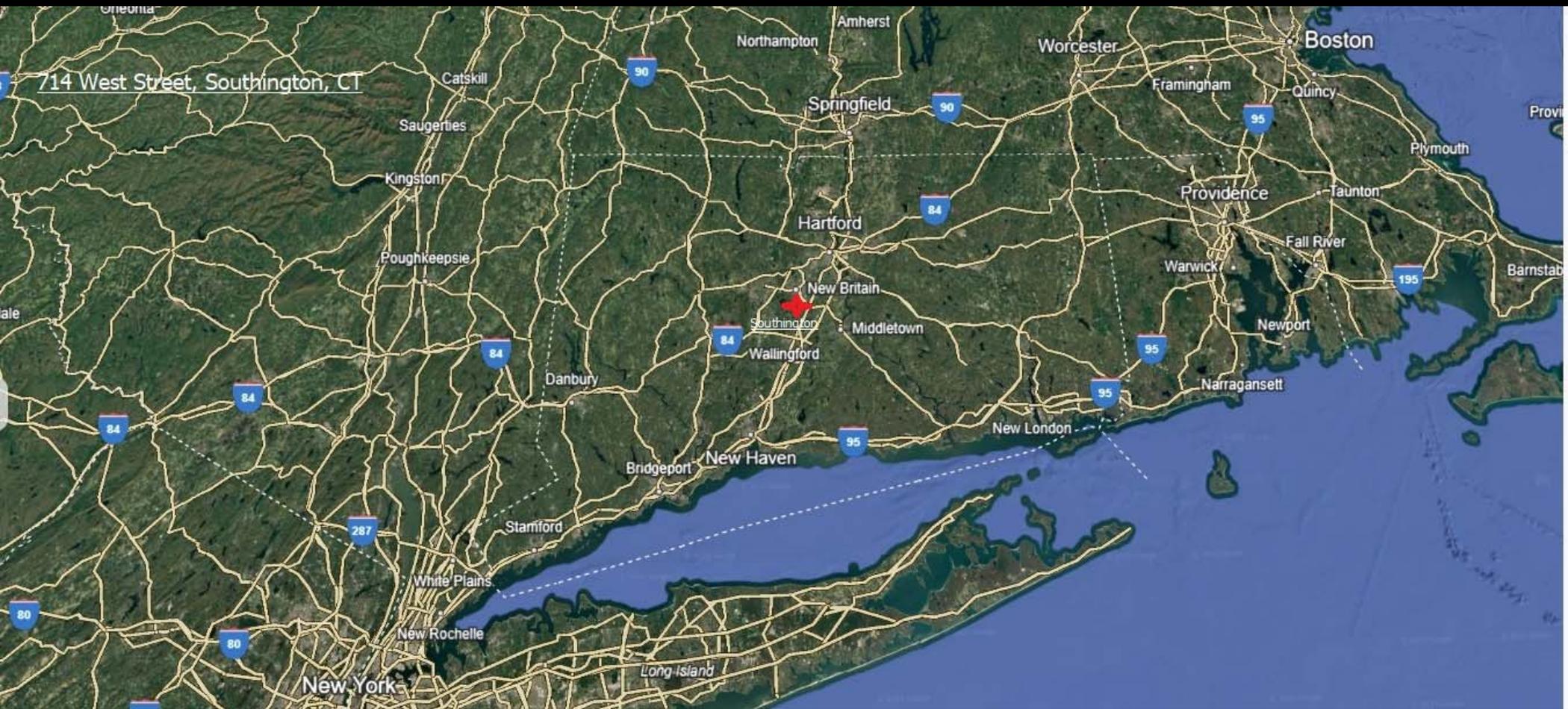
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Geographic Expertise – National

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**714 West Street, Southington, CT**  
**FOR LEASE - MIXED-USE; UPPER LEVEL; AT GRADE; LOWER LEVEL**  
**UPPER LEVEL - 11,388 SF – OFFICE SUITES AVAILABLE**  
**AT GRADE - 11,909 SF – 2 RETAIL SUITES AVAILABLE-1,592**  
**SQUARE FEET AND 1,592 SQUARE FEET**  
**LOWER LEVEL - 9,564 SF – WALK-OUT COMMERCIAL AVAILABLE**  
**TOTAL – 32,860 SF**  
**Elevator Served**

**YEAR BUILT – 1969; Revovated over the years**

**Capital Expenditures in Budget – Pending maintenance –**  
**New roof, walls, floors; HVAC; Plumbing Upgrades; front**  
**parking lot repaving and more**

**PARKING – Day/Night Parking – 3.0 parking spaces per 1,000**  
**square feet of leased space; Potential to add parking up to**  
**4.77 parking spaces per 1,000 square feet of leasable area.**



**714 West Street, Southington, CT**

**FOR LEASE - TURN-KEY RETAIL/OFFICE SPACE AT GRADE**

**1,592 SF – 1<sup>ST</sup> Floor - Floor \$21.00/SF/YR plus NNN of \$6.50 /SF/YR = \$3,582/month plus util.**

**Term – 3-10 years**

**Escalations – %/Year**

**Options to Renew – Yes**

**Landlord Improvements – Grey Shell - Landlord offers to raze the unit finishes if desired for lease proposals greater than a Base Rent of \$20.00 per square foot year NNN. This space is Second Generation space with optional grey shell work by Landlord**



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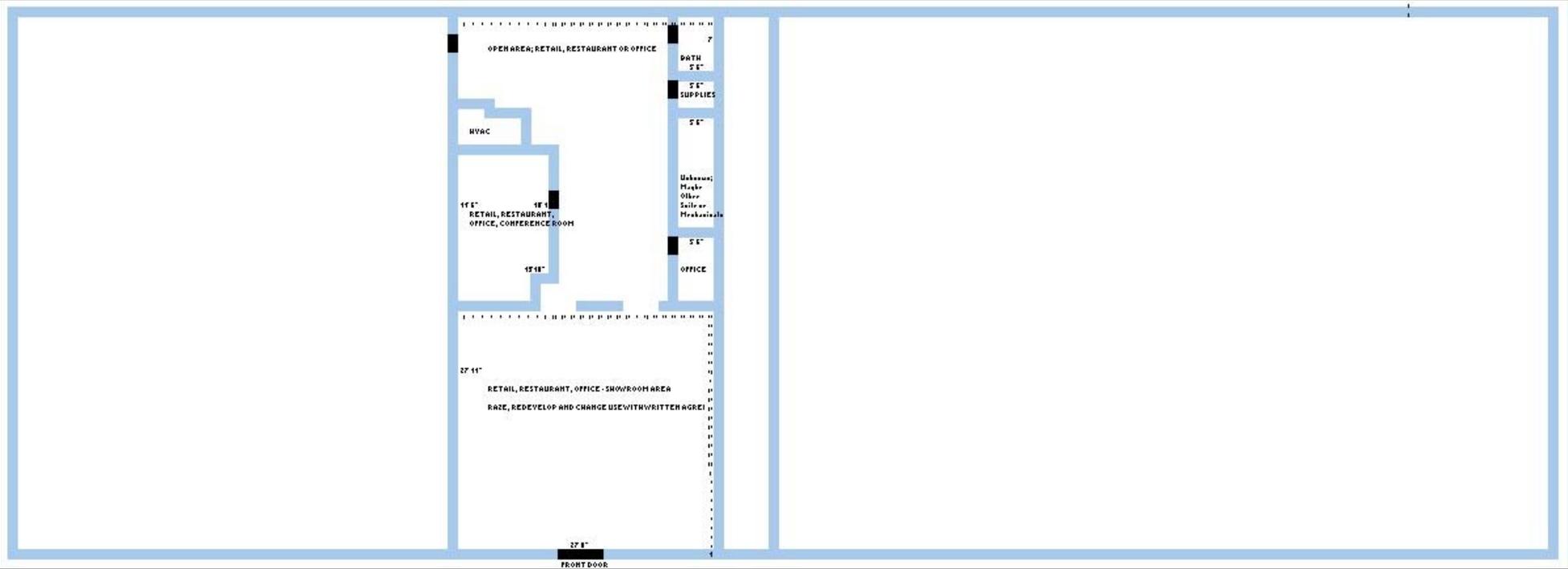
**SHELL SPACE**

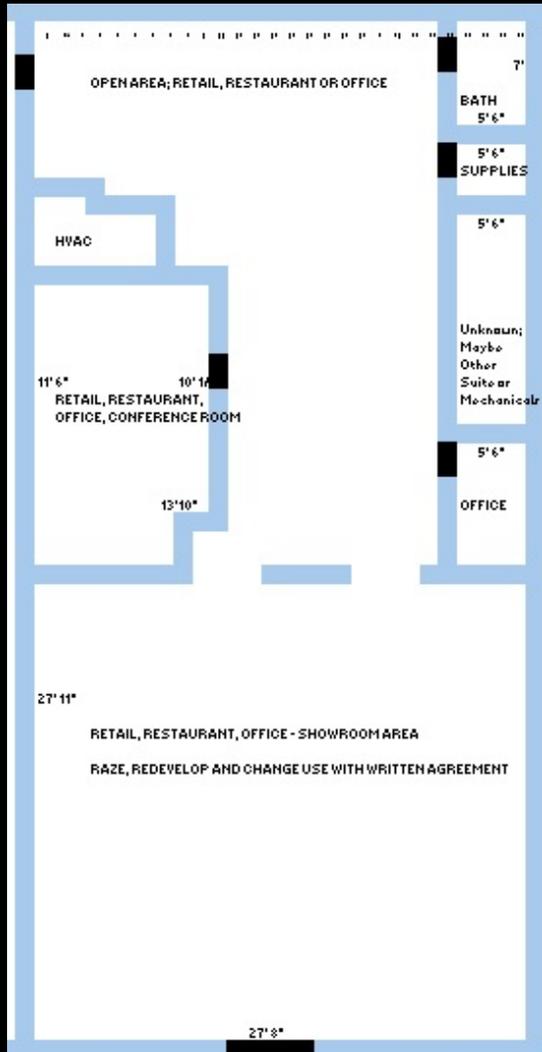
**VS**

**2ND  
GENERATION  
SPACE**

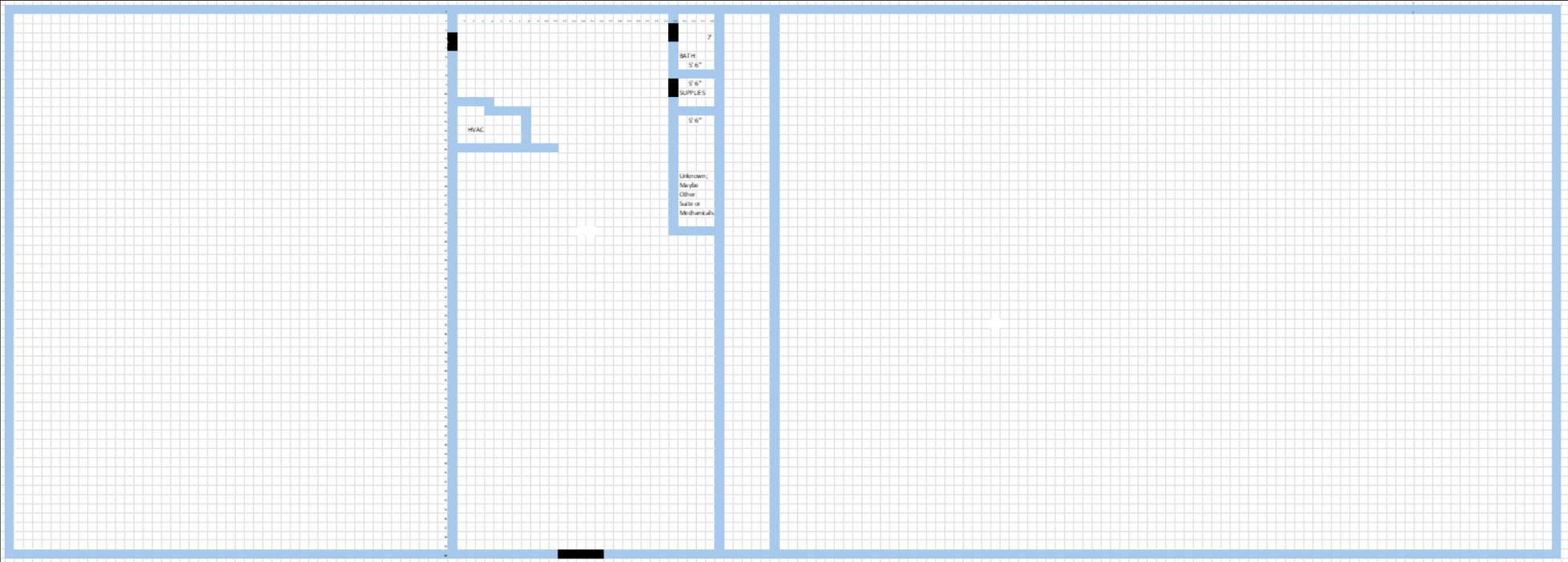


714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – ALTERNATIVES –USE AS BUILT OR RAZE AND  
REBUILD TO VANILLA SHELL FOR ALTERNATE USES – RETAIL,  
RESTARAUNT AND OFFICE  
1,592 DF – At Grade

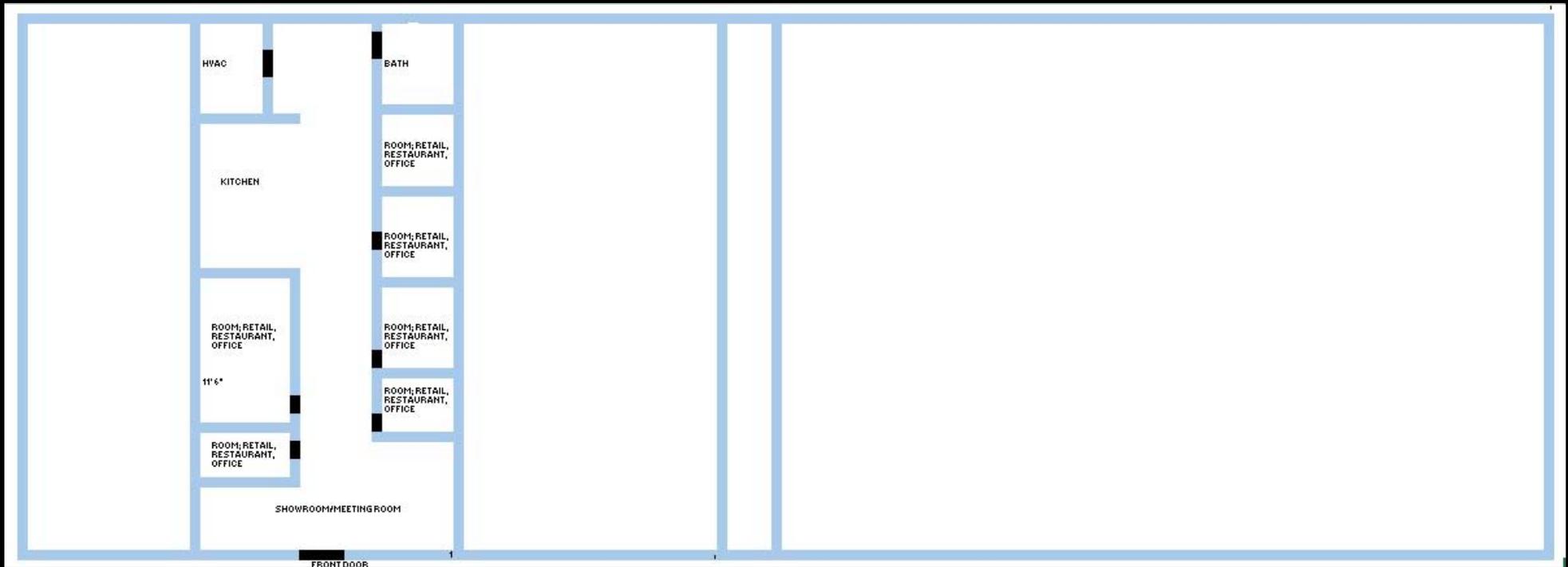


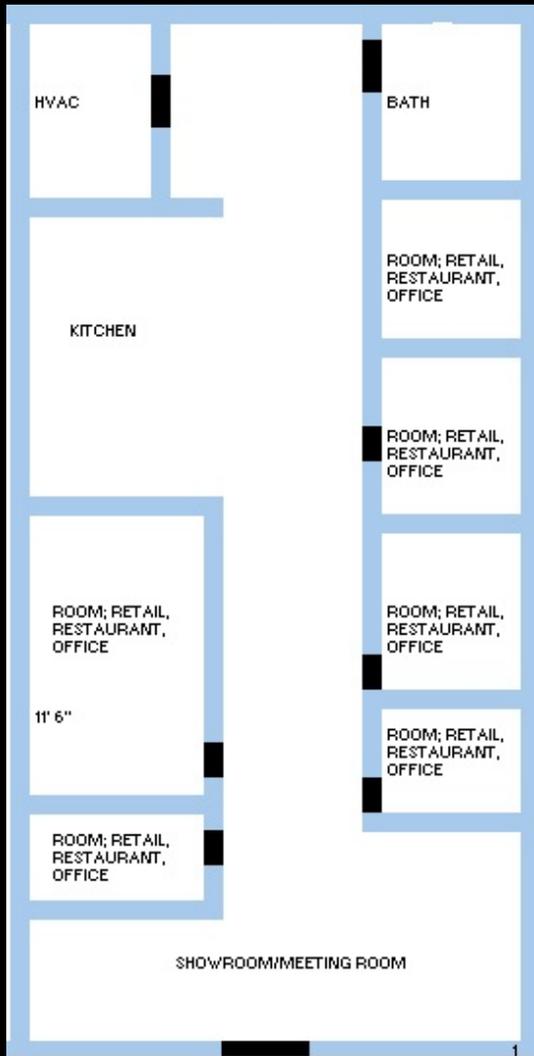


714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – ALTERNATIVE –OFFICE/MEDICAL OFFICE OR  
RAZE AND REBUILD TO VANILLA SHELL  
1,920 SF – At Grade  
RAZED Floor Plan – Raw Walls, Floor and Ceiling finishes  
Seller willing to provide demolition to grey shell for Base Rent  
contracts greater than \$20.00 psf NNN.



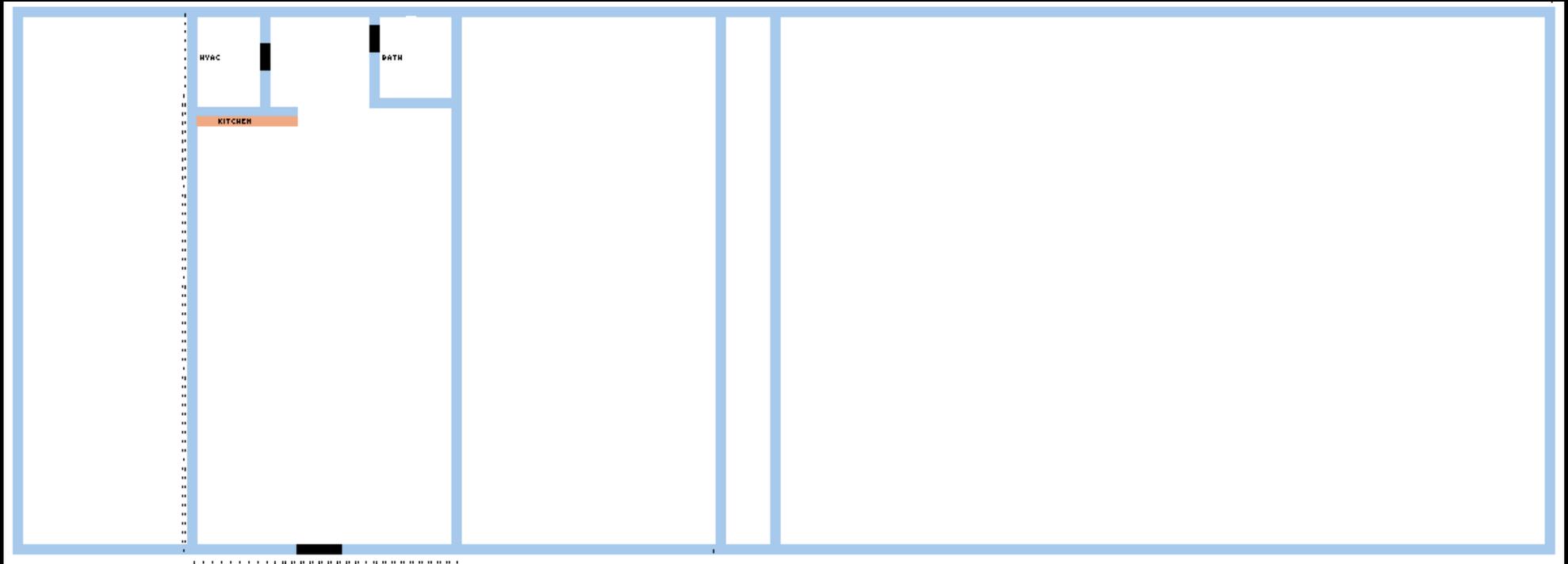
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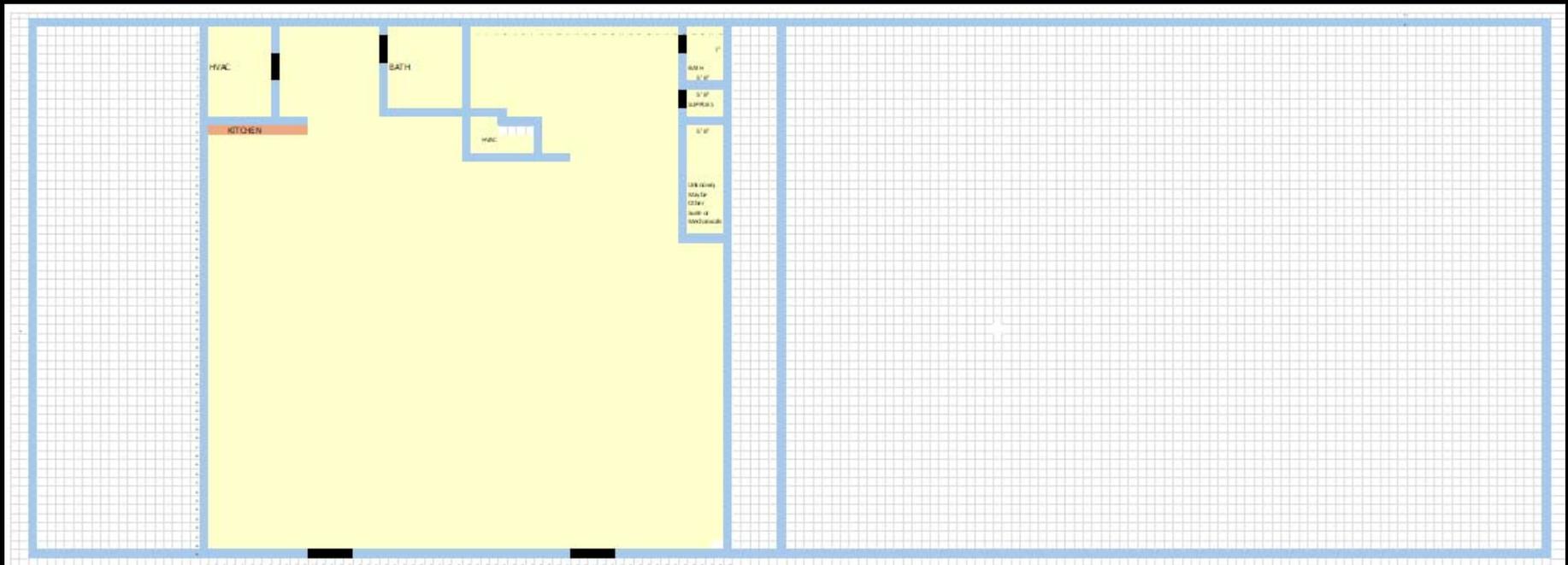
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714 West Street, Southington, CT – At Grade  
1,592 SF – At Grade  
RAZED Floor Plan – Concept 1 – Open up the suite leaving  
restroom and mechanical rooms



714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE

3,184 SF – **RAZED** At Grade Floor Plan – Concept 1 – Open up  
the suite leaving restrooms, mechanical rooms and storage  
excluding demising wall to join two units to become one.



714 West Street, Southington, CT

HIGHEST AND BEST USE – ALTERNATIVES – ONE OF THE FOLLOWING ;  
MEDICAL; ABOVE AVERAGE GENERAL OFFICE; CLASSROOMS;  
SEMINAR OR RESIDENTIAL RENTAL

FOR LEASE OR FOR SALE WITH BUILDING - TURN-KEY OFFICE SPACE  
UPPER LEVEL

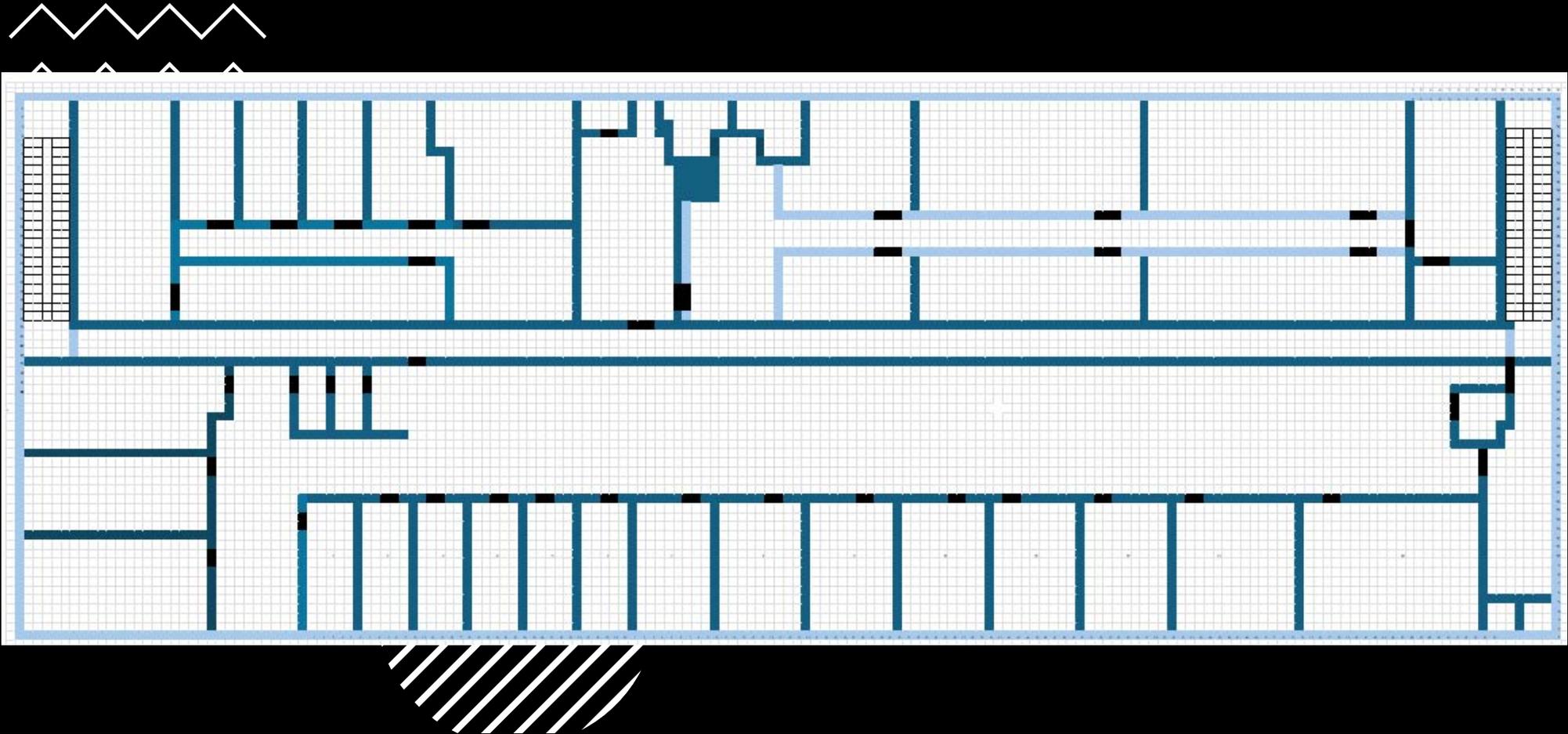
11,388 SF – Upper Level – Divisible to say 3,000 SF  
Suite Size Potentials – 3,000 sf; 6,000 sf; 9,000 sf; 12,000 SF  
Base Rent Range - \$12.00 per square foot per year plus utilities to  
\$28.50 per square foot per year plus utilities; Finishes will be  
budgeted commensurate with Base Lease Rate.

Term – 3- 10 years

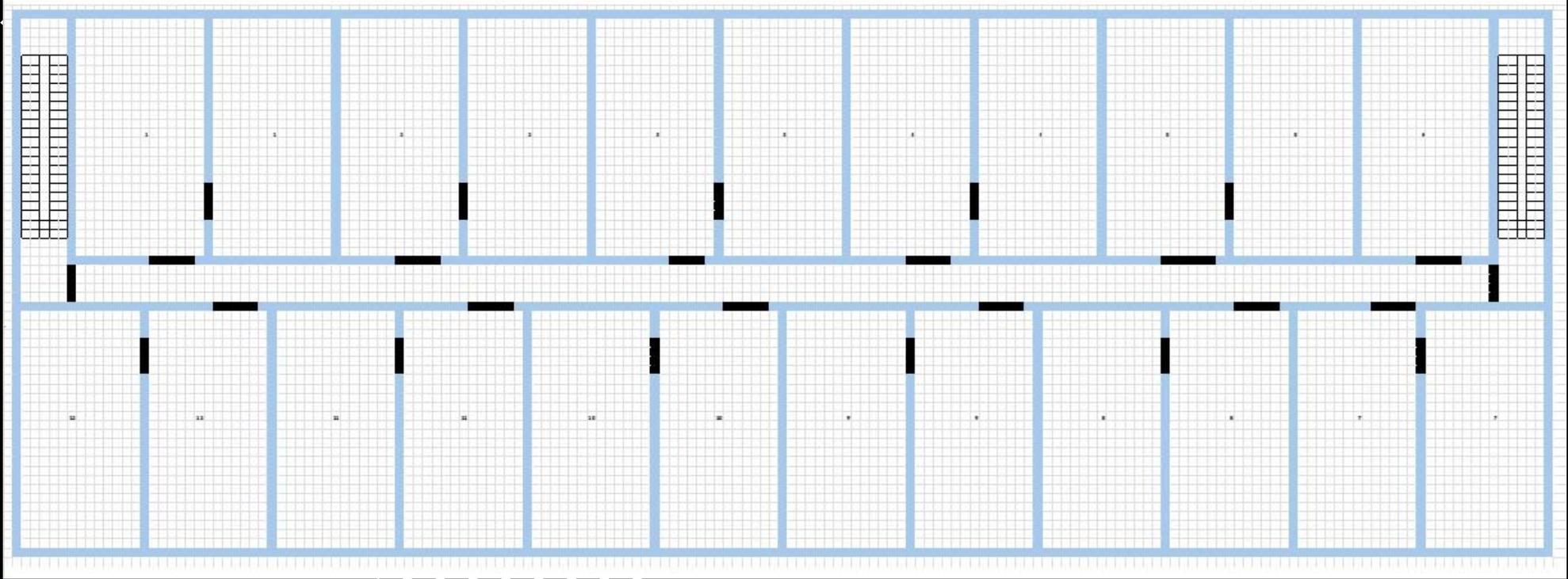
Escalations – 3 to 10 years with options to renew

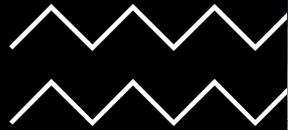


714 West Street, Southington, CT – Upper Level  
HIGHEST AND BEST USE – ALTERNATIVE – EXISTING CONTINUED  
OFFICE USE /CLASSROOM USE  
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL  
10,140 SF – Upper Level – Divisible to say 3,000 SF



714 West Street, Southington, CT – Upper Level  
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OFFICE USE /CLASSROOM USE  
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL  
10,140 SF – Upper Level – Divisible to say 3,000 SF  
Conceptual Adaptive Reuse – 12+ unit apartment

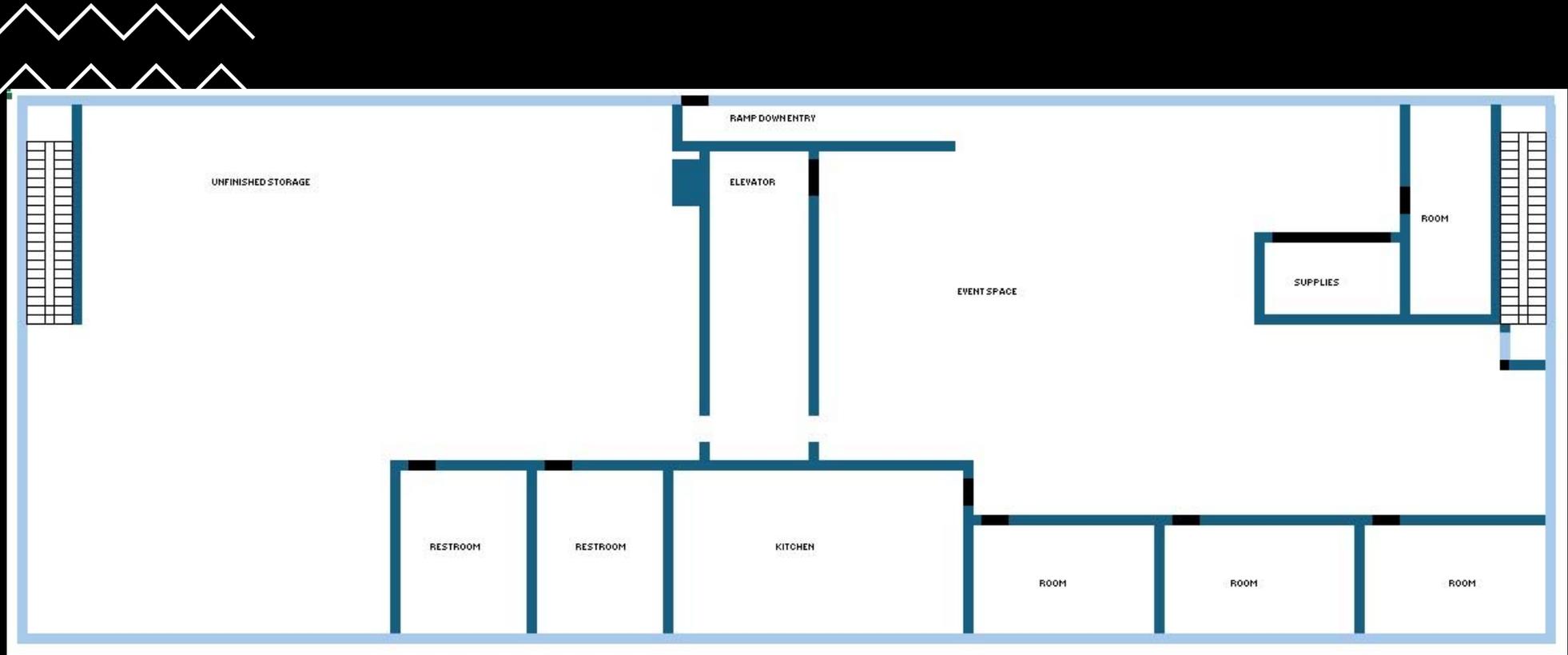




**718 West Street, Southington, CT**  
**FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL**  
**9,324 SF – Lower Level – Divisible to say 3,000 SF**  
**\$Market/SF plus NNN**  
**Elevator Served**



718 West Street, Southington, CT – Lower Level  
HIGHEST AND BEST USE – ALTERNATIVE – COMMERCIAL USE -  
FOR LEASE  
9,324 SF – Lower Level – Divisible to say 4,600 SF

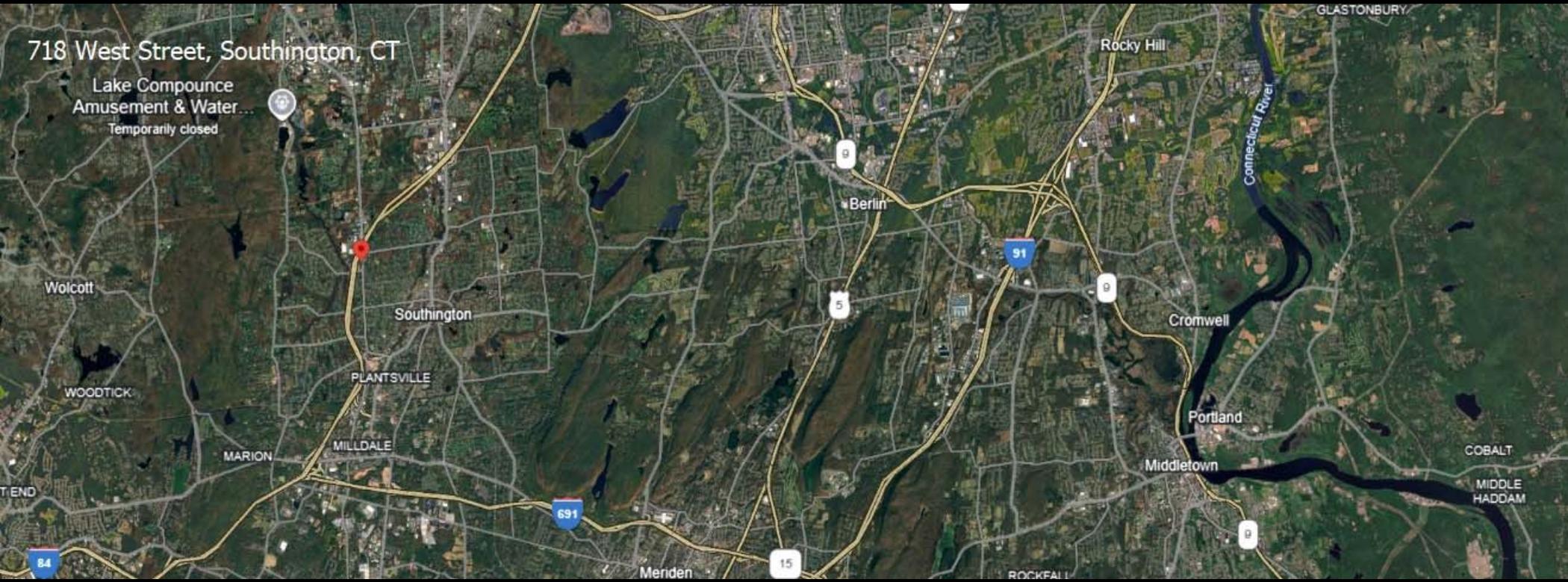




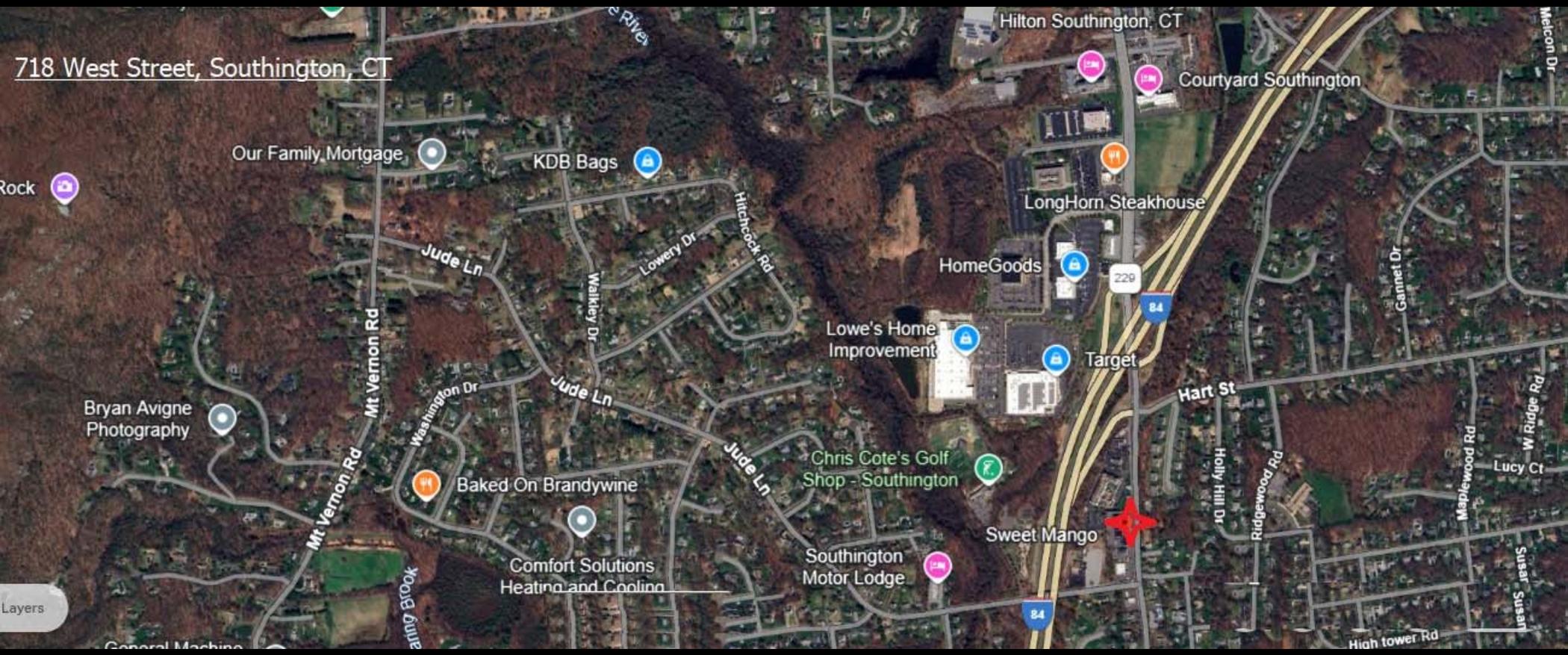


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Lake Compounce  
Amusement & Water...  
Temporarily closed



718 West Street, Southington, CT



Our Family Mortgage

KDB Bags

Hilton Southington, CT

Courtyard Southington

LongHorn Steakhouse

HomeGoods

Lowe's Home Improvement

Target

Bryan Avigne Photography

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Chris Cote's Golf Shop - Southington

Sweet Mango

Comfort Solutions Heating and Cooling

Southington Motor Lodge

Layers

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Your time is appreciated...

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