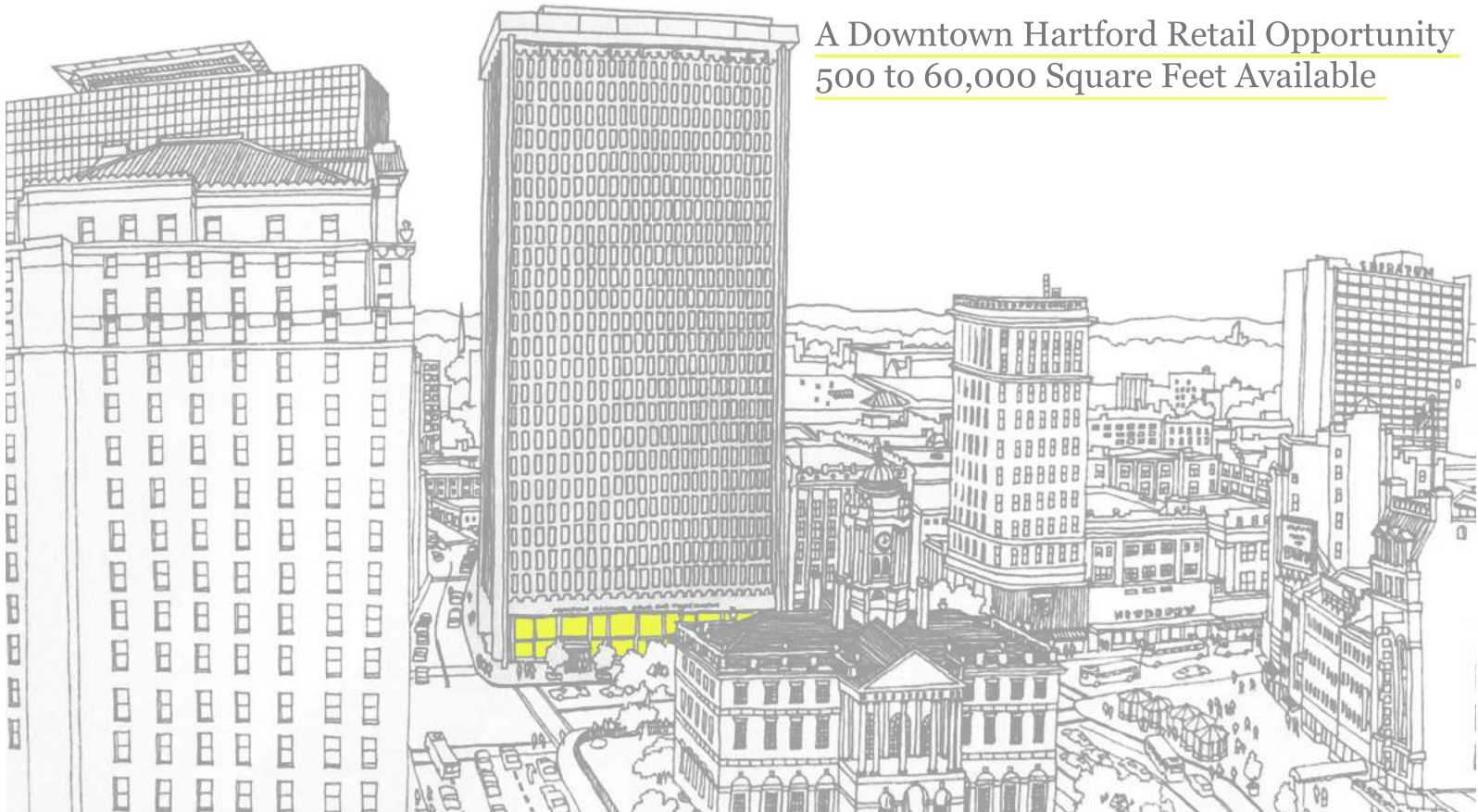


777
MAIN
Hartford, Connecticut

A Downtown Hartford Retail Opportunity
500 to 60,000 Square Feet Available



Up to 60,000 SF Retail Space – Divisible for a Variety of Configurations

Lower Level 45,000 sf ceiling height 8' – 12'

Ground Floor 5,000 sf ceiling height 12'

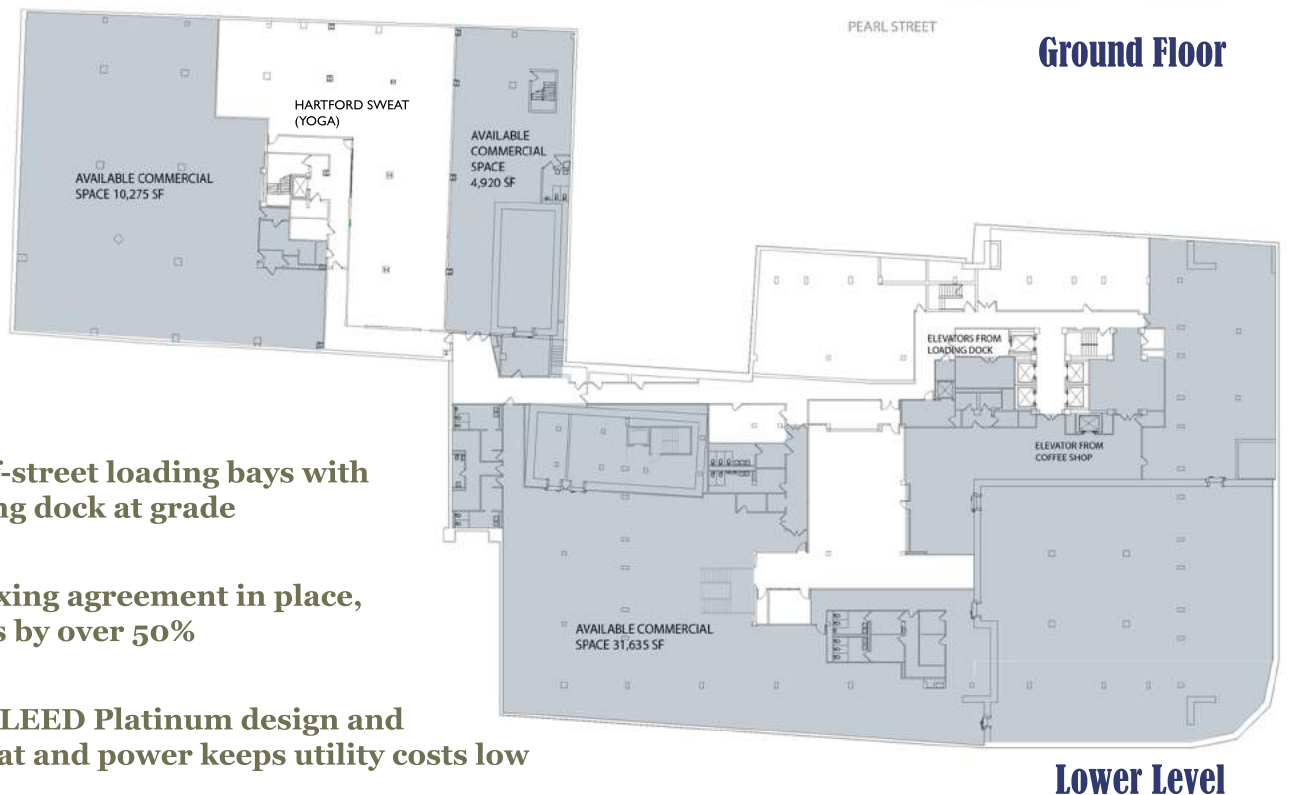
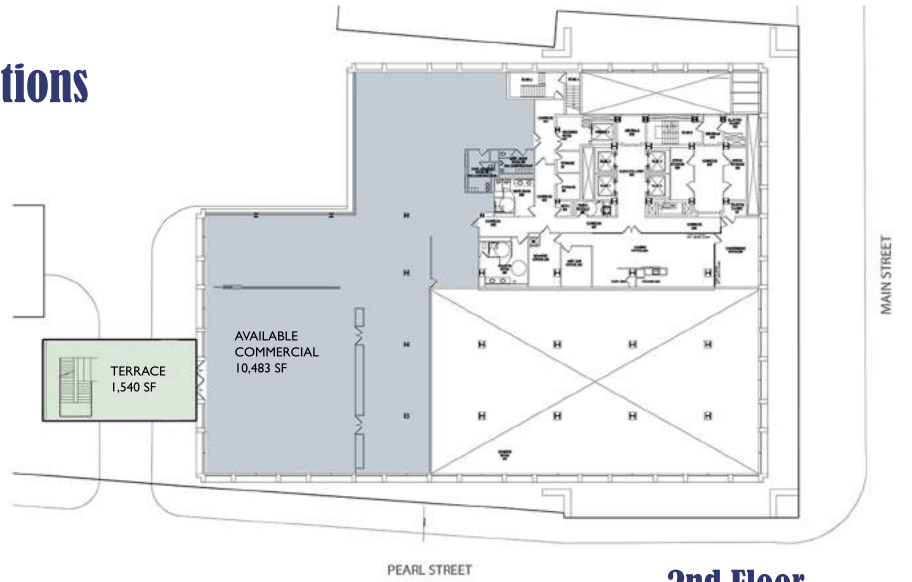
2nd Floor* 10,000 sf ceiling height 12'

*2nd Floor was previously used as a corporate dining facility and commercial kitchen, and offers a 1,500 sf outdoor terrace

Existing Tenant Mix

You'll be in good company - Retailers currently at 777 Main include a vibrant mix of national and locally owned retailers, including Blue State Coffee, Camera Bar, CVS, Greenway Market, Harvey and Lewis Opticians, Hartford Sweat (yoga studio with 3,000 members), Nora Cupcake, Parlor 55 and Subway.

285 luxury apartments with over 500 residents occupy floors 3 through 26 of the 777 Main tower. Other national retailers within 2 blocks include: Bank of America, Federal Express, Moe's Southwest Grill, Panera Bread, Quizno's, Marriot, Starbuck's, TD Bank and Wells Fargo.



Loading

3 covered off-street loading bays with secure loading dock at grade

Tax Abatement

15-year tax fixing agreement in place, reduces taxes by over 50%

Green Building

Cutting edge LEED Platinum design and combined heat and power keeps utility costs low

777 Main Street, located at the epicenter of downtown Hartford, is the perfect site for urban retail businesses.

Great visibility. Flexible space. Easy Access. Hefty loading facilities.

And customers: 500 people living upstairs and 278,000 in the trade area, over 12,000 pedestrians and 10,000 vehicles pass the building on a typical weekday.

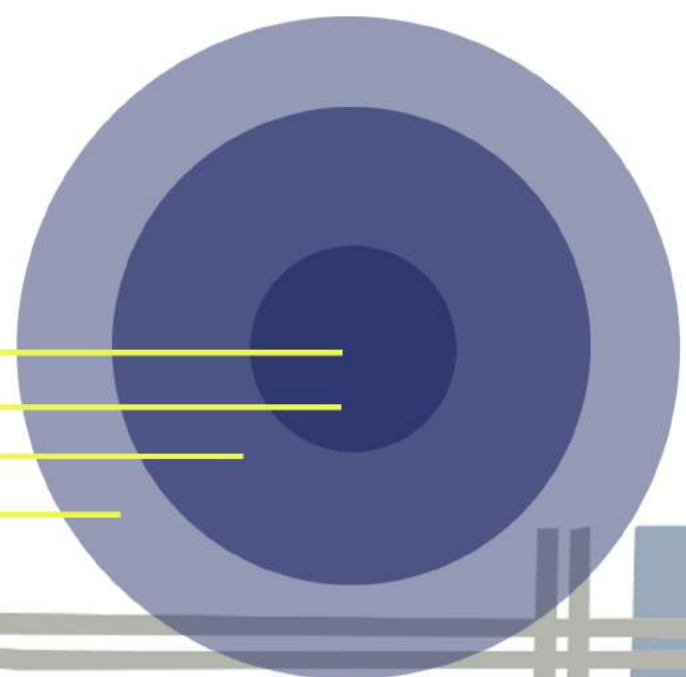
Location Location Location

The site is within 3 blocks of 10 million SF of office space and 100,000 professionals working predominantly in the insurance, IT, banking, government and legal fields. The college student population will grow to 10,000 when the UCONN campus moves downtown in 2017. 2 blocks away is the Connecticut Science Center and XLCenter arena and convention center. I-91 and I-84 are just 3 blocks away. 777 Main's 26-story tower offers great visibility and serves as the backdrop for the local evening news.

Who's your target customer?

We have the right concentration:

- 10,000 college students learn downtown**
- 100,000 professionals work within 3 blocks**
- 155,000 people live within 3 miles**
- 278,000 people live within 5 miles**



Growth

Downtown Hartford is undergoing a renaissance with 5 new apartment communities opening over the past year, with 777 Main at the center. The UCONN campus is moving its West Hartford campus to its downtown location, three blocks south of 777 Main by the fall of 2017 and the region's new AA baseball stadium is under construction and will open three blocks north of 777 Main by the Spring of 2017.



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