

**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

500 Summer Street, Stamford, CT, Suite 500

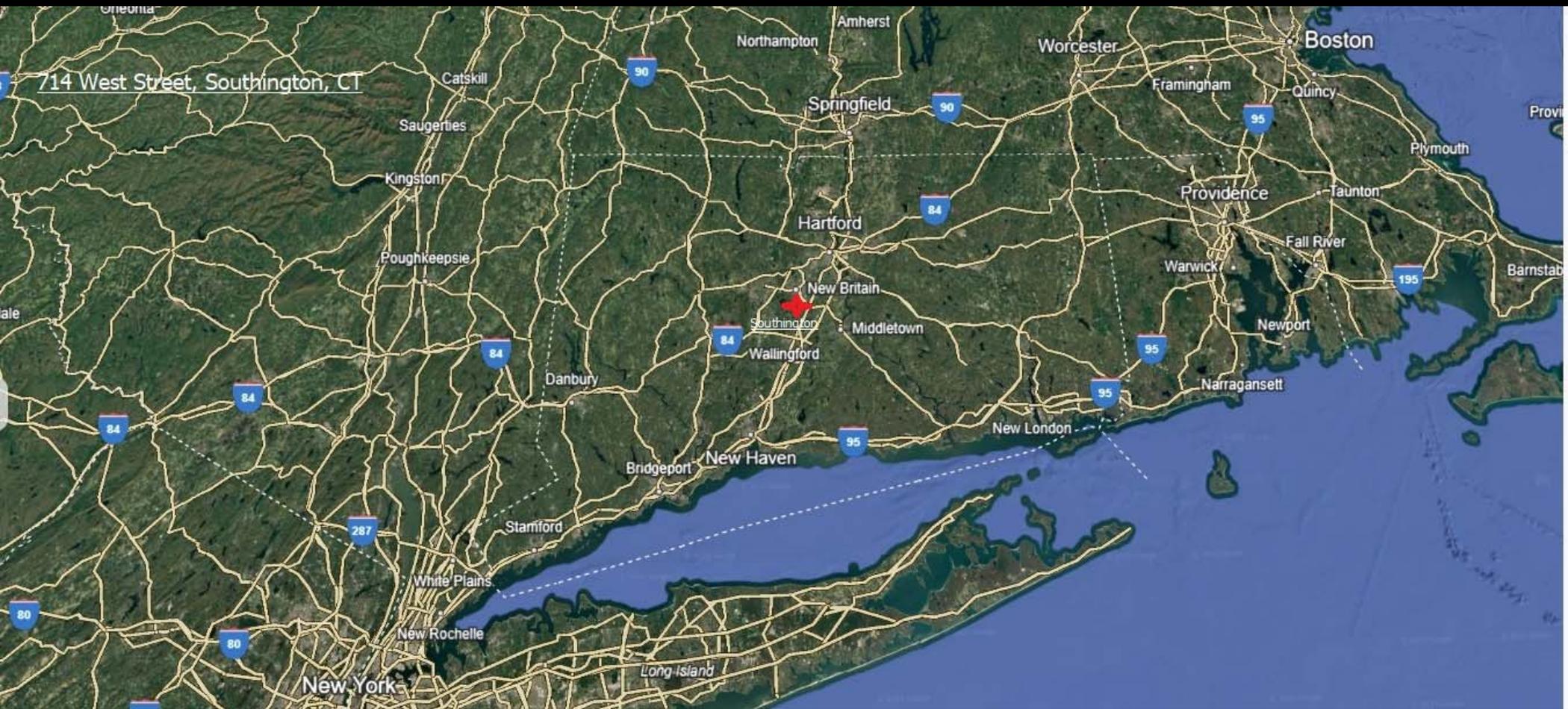
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Geographic Expertise – National

Web - www.linkedin.com/in/kennethlabbe1

Conference Line – 605-313-4818: X775876

Email = klabbe@pyramidregroup.com





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 – At Grade

For Lease – Turn-key retail, office or restaurant suites at a grade. 1,592 SF – 1ST Floor - Floor \$21.00/SF/YR plus NNN of \$6.50 /SF/YR = \$3,582/month plus utilities.

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

714 West Street, Southington, CT – At Grade

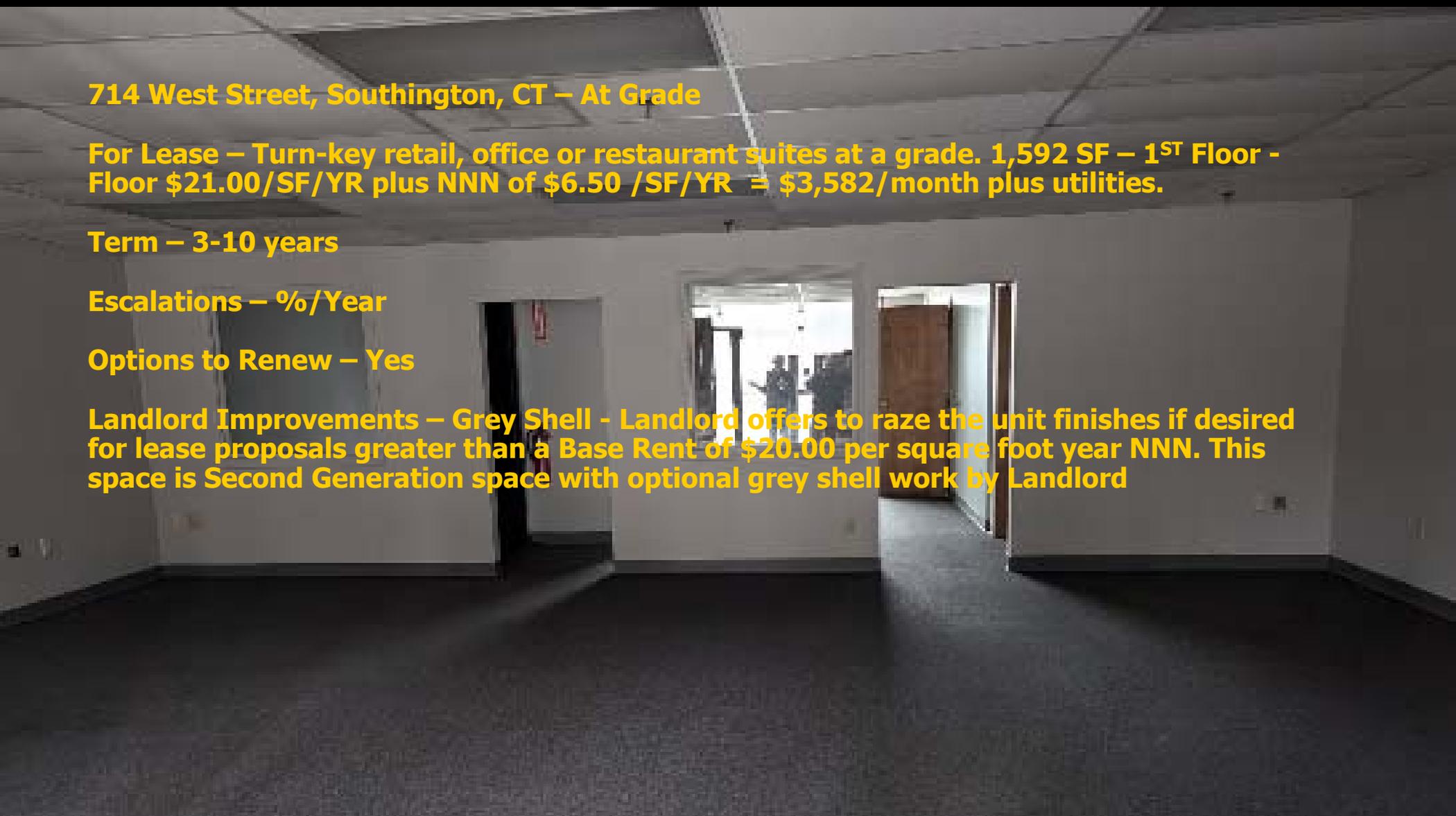
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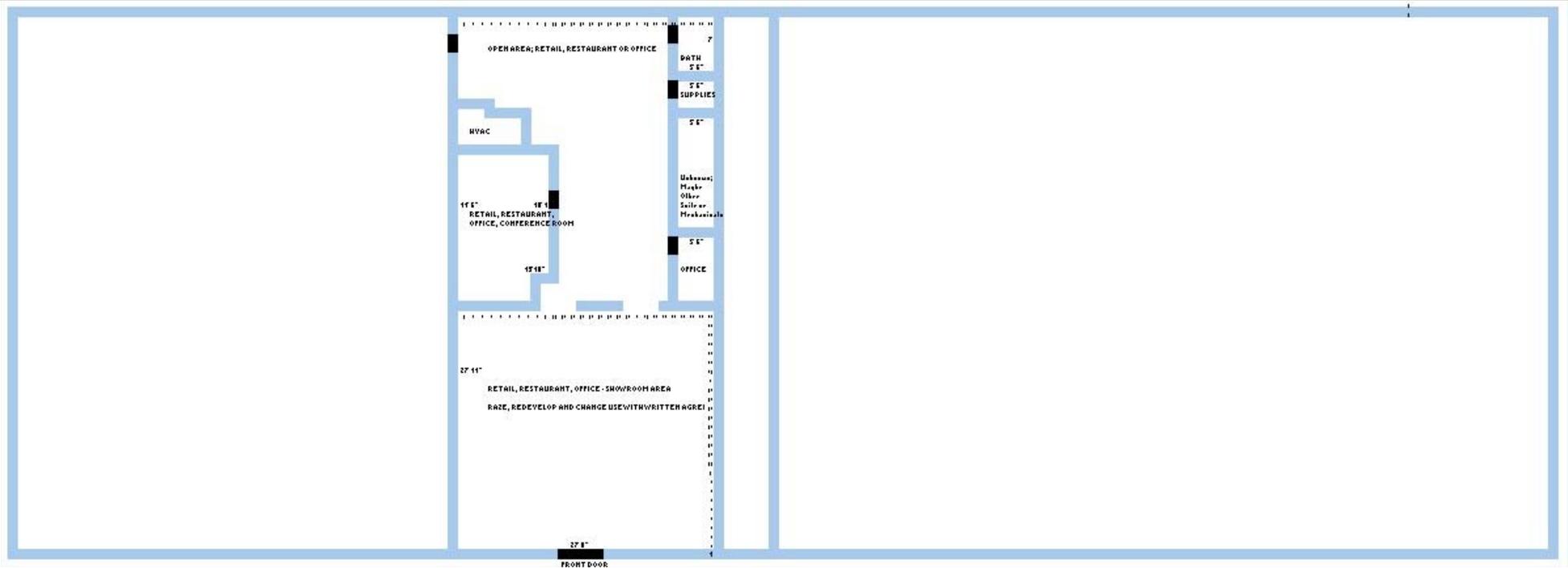
SHELL SPACE

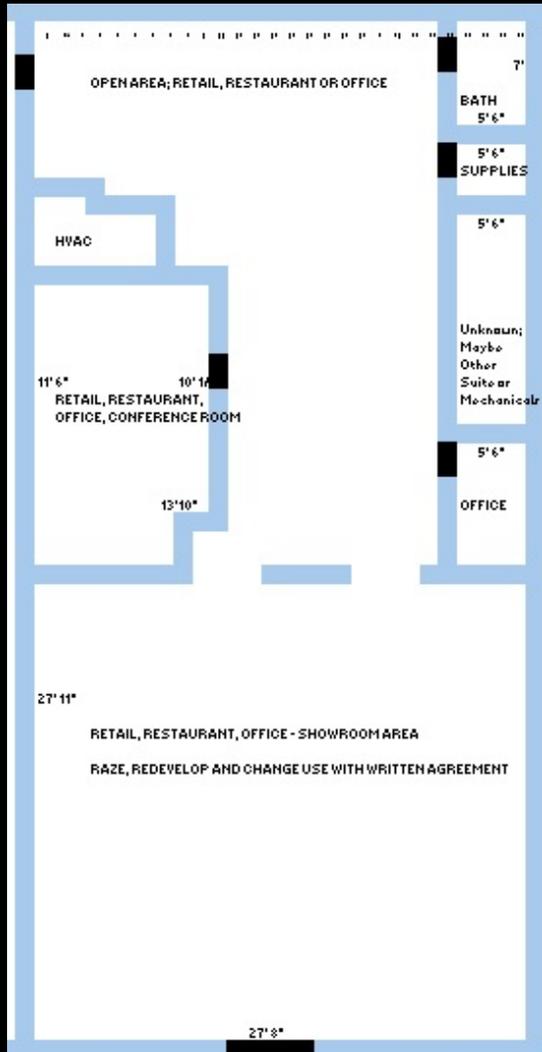
VS

**2ND
GENERATION
SPACE**

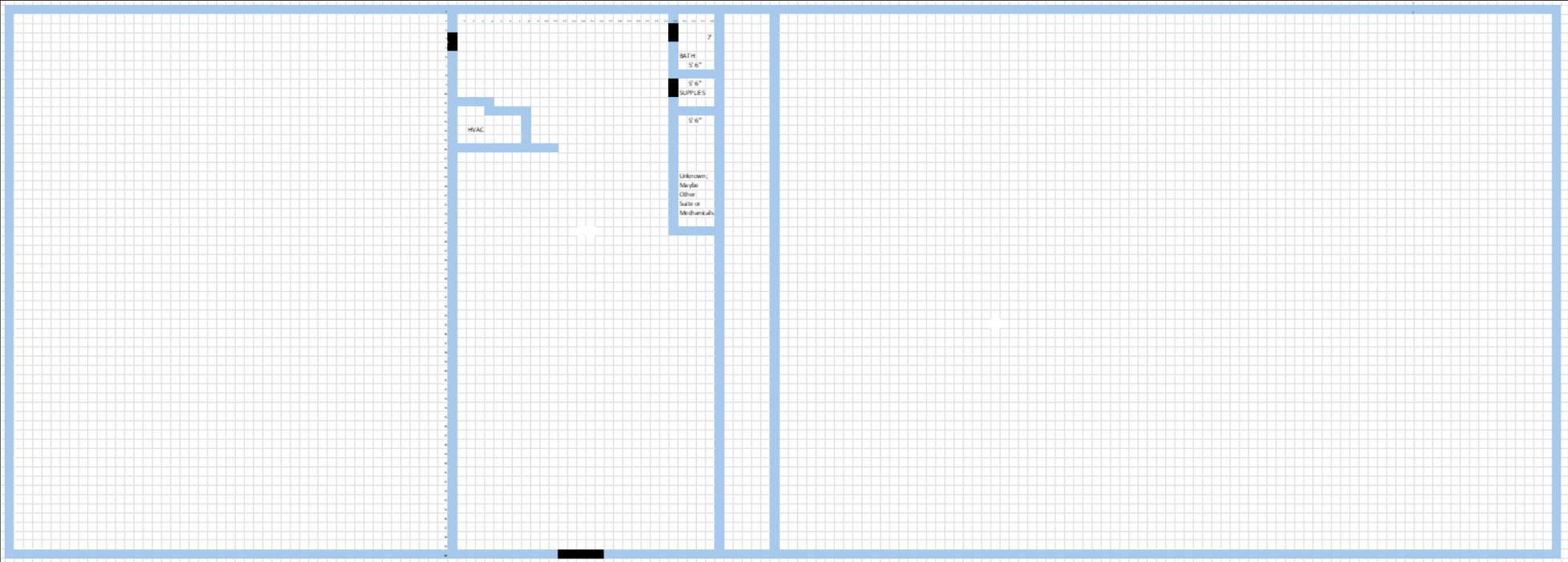


714 West Street, Southington, CT – At Grade
HIGHEST AND BEST USE – ALTERNATIVES – USE AS BUILT OR RAZE AND
REBUILD TO VANILLA SHELL FOR ALTERNATE USES – RETAIL,
RESTAURANT AND OFFICE
1,592 DF – At Grade

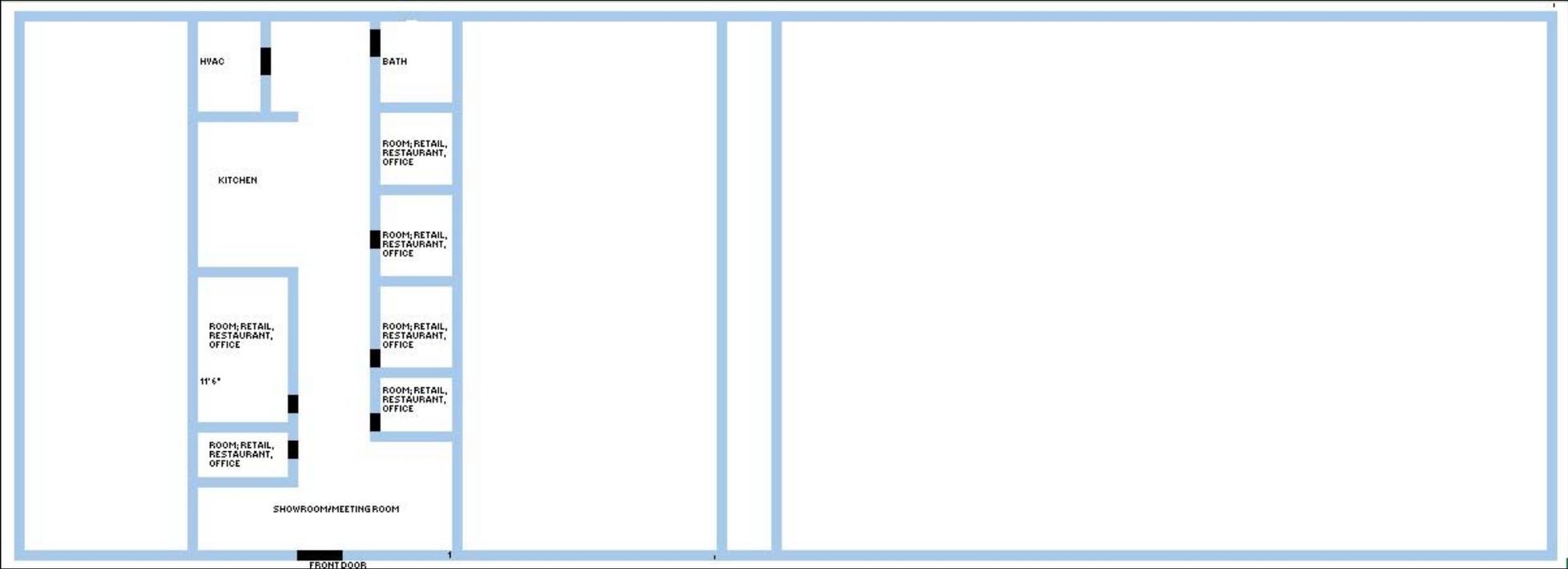


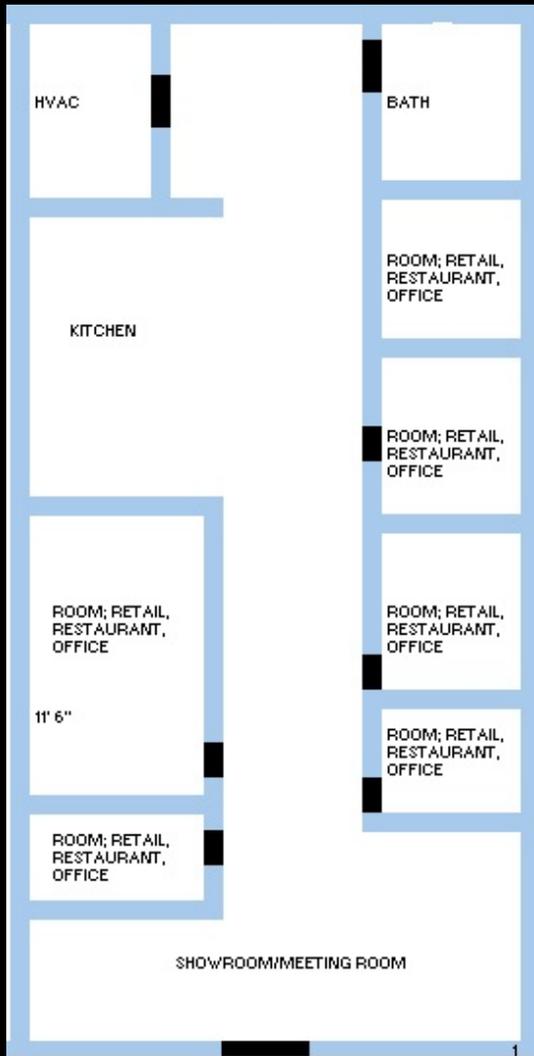


714 West Street, Southington, CT – At Grade
HIGHEST AND BEST USE – ALTERNATIVE –OFFICE/MEDICAL OFFICE OR
RAZE AND REBUILD TO VANILLA SHELL
1,920 SF – At Grade
RAZED Floor Plan – Raw Walls, Floor and Ceiling finishes
Seller willing to provide demolition to grey shell for Base Rent
contracts greater than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



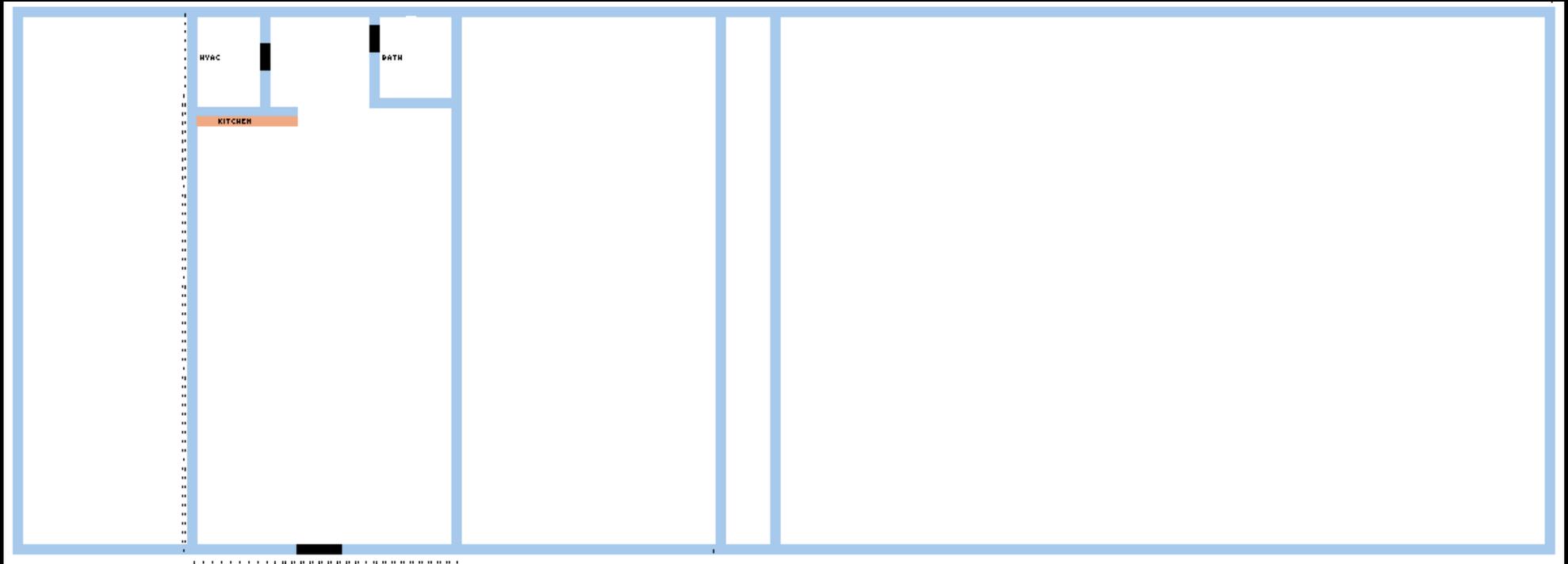
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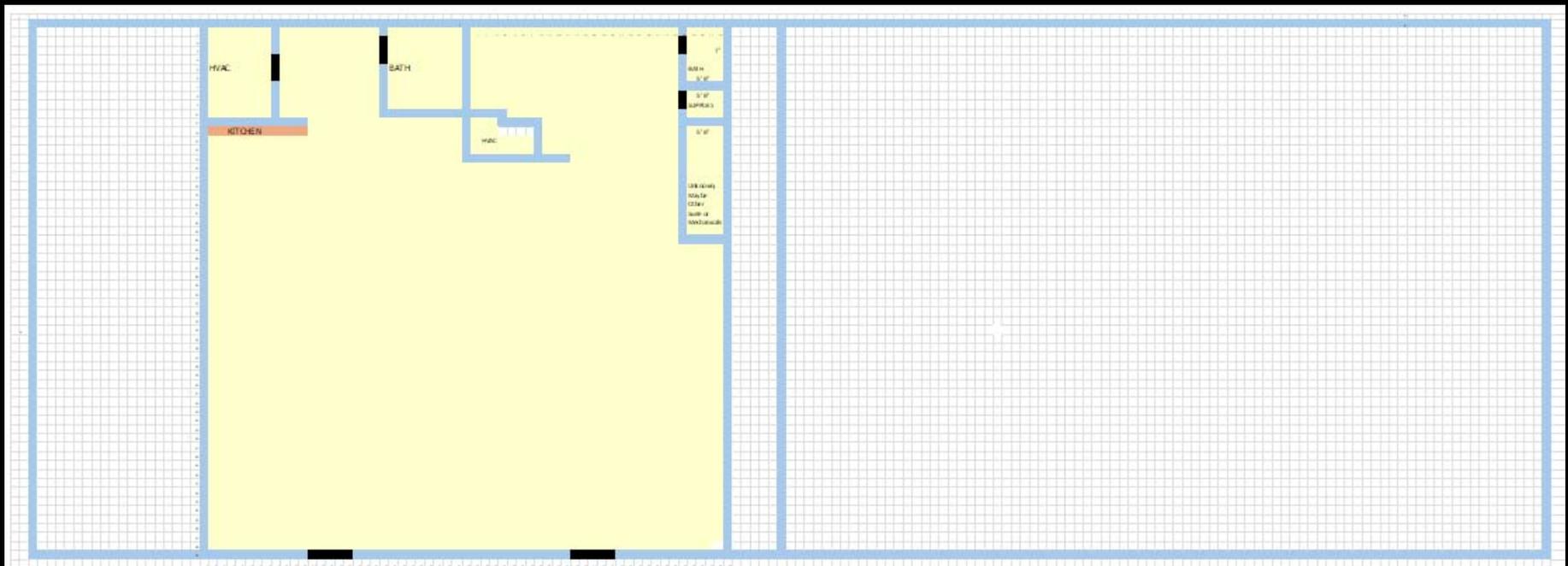
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714 West Street, Southington, CT – At Grade
1,592 SF – At Grade
RAZED Floor Plan – Concept 1 – Open up the suite leaving
restroom and mechanical rooms



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 – Upper Level

Highest and Best Use – Alternatives; One of the following: Medical; above average general office; classrooms; similars or residential rental.

For Lease or For Sale with the building and land. Alternatives; One of the following is most likely; Medical; above average general office; classrooms; similars or residential rental.

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

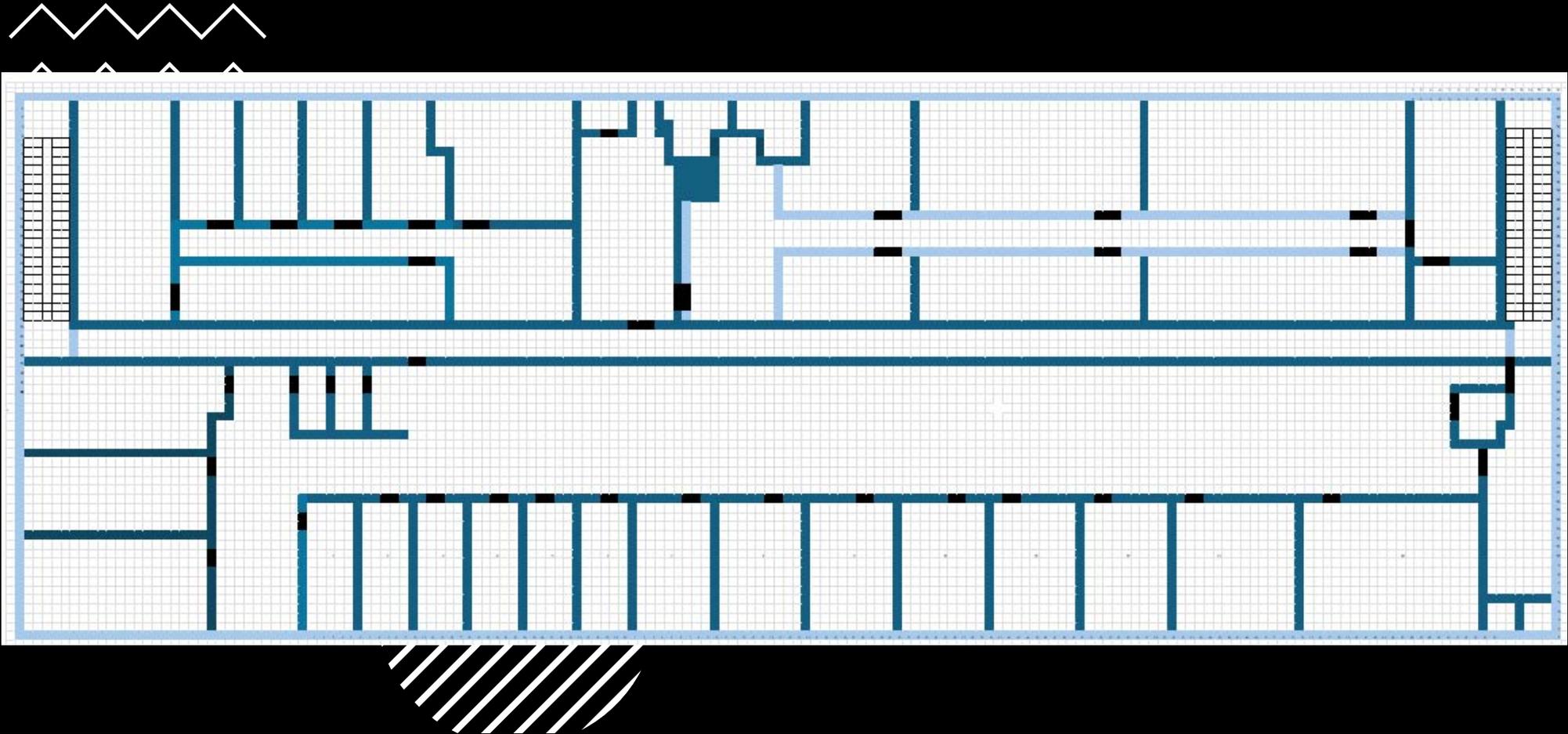
Base Rent Range - \$12.00 per square foot per year plus utilities to \$28.50 per square foot per year plus utilities; Finishes will be budgeted commensurate with Base Lease Rate.

Term – 3- 10 years

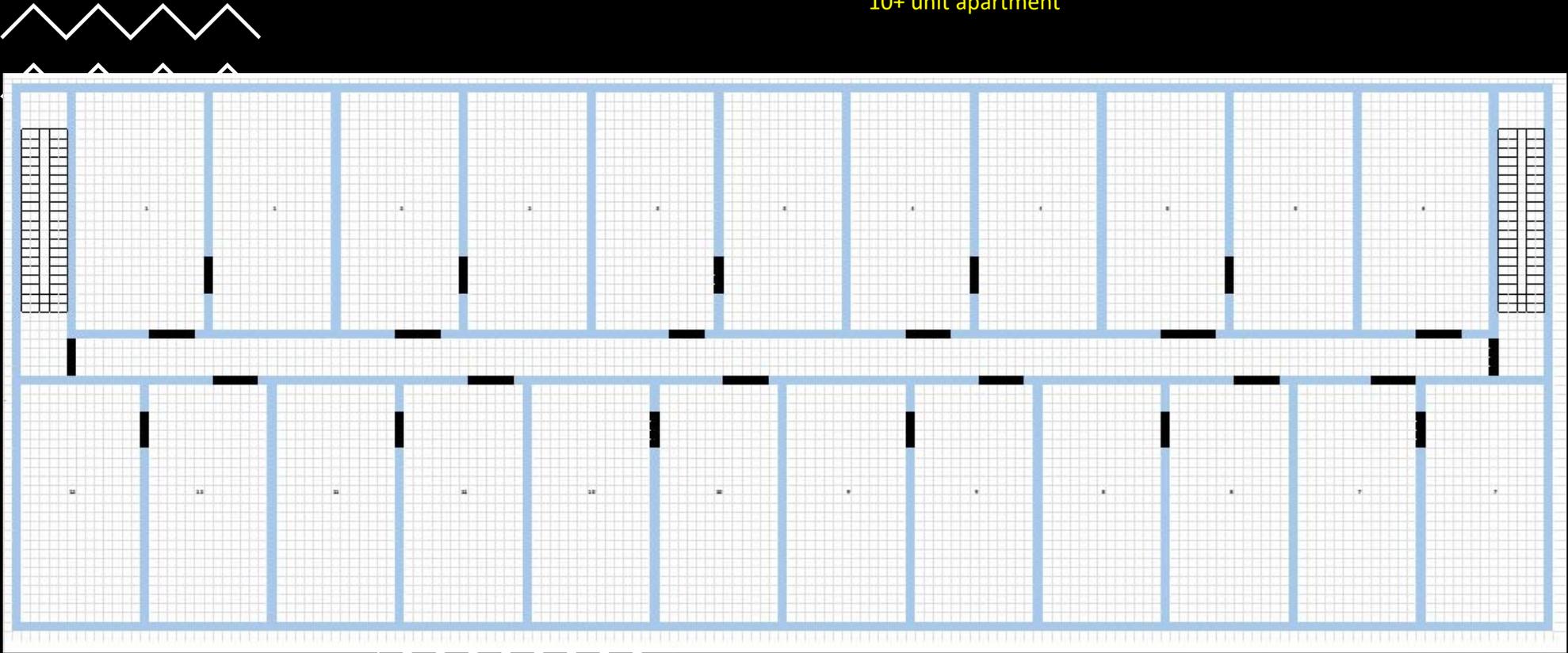
Escalations – 3 to 10 years with options to renew



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
HIGHEST AND BEST USE – Divisible - Conceptual Adaptive Reuse –
10+ unit apartment





718 West Street, Southington, CT – At Real Grade; Lower Level; Walk-out

For Lease – Turn-key commercial space; 4,782 SF – 1ST Floor - Floor \$12.00/SF/YR plus gross plus utilities = \$4,782/month plus utilities.

Term – 3-10 years

Escalations – %/Year

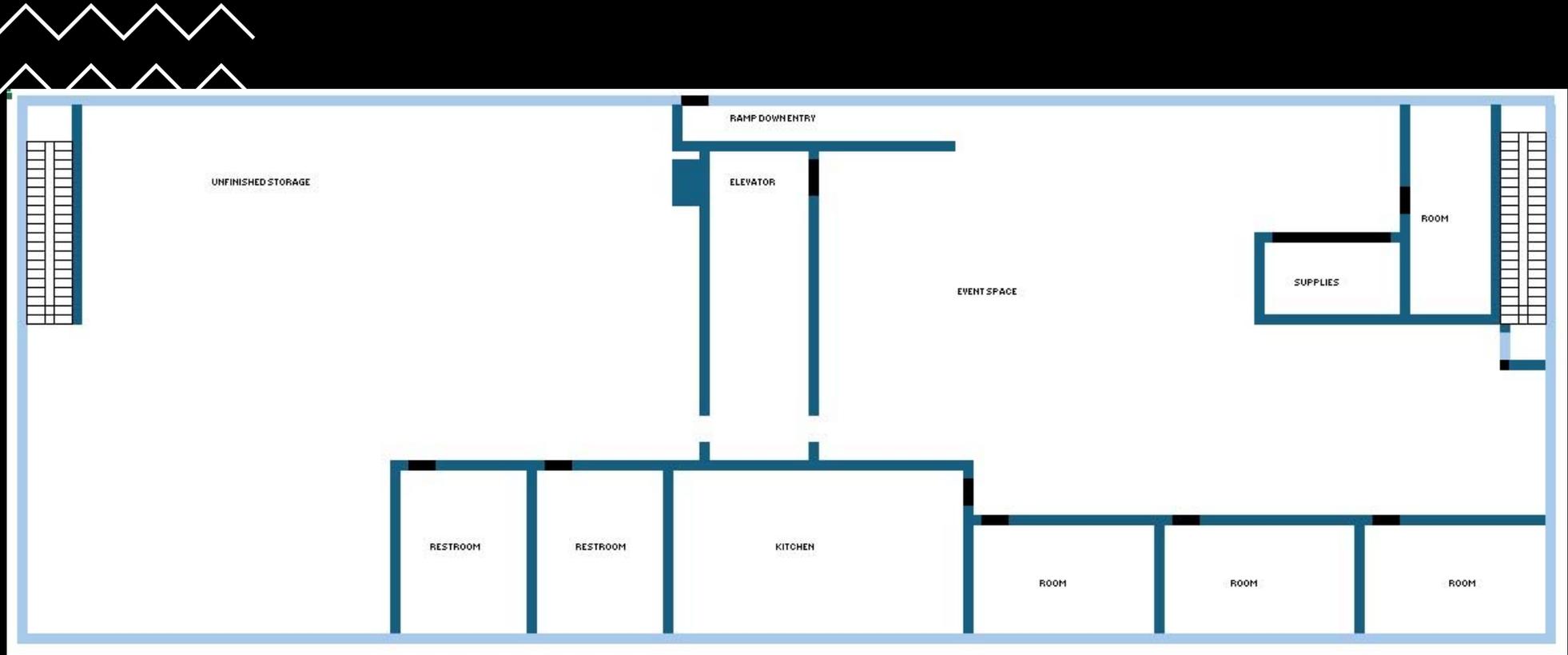
Landlord Improvements – Consideration on request.

Tenant Improvements – Tenant may utilize the suite “as is” and upgrade.

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

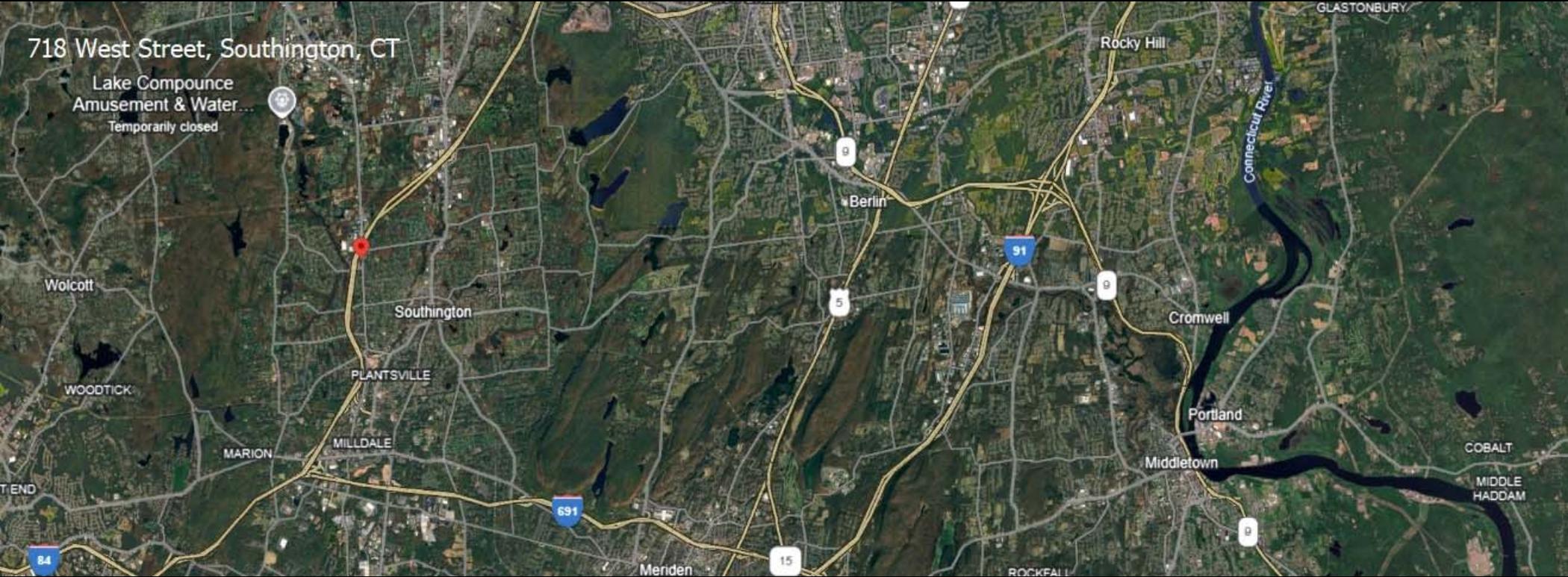




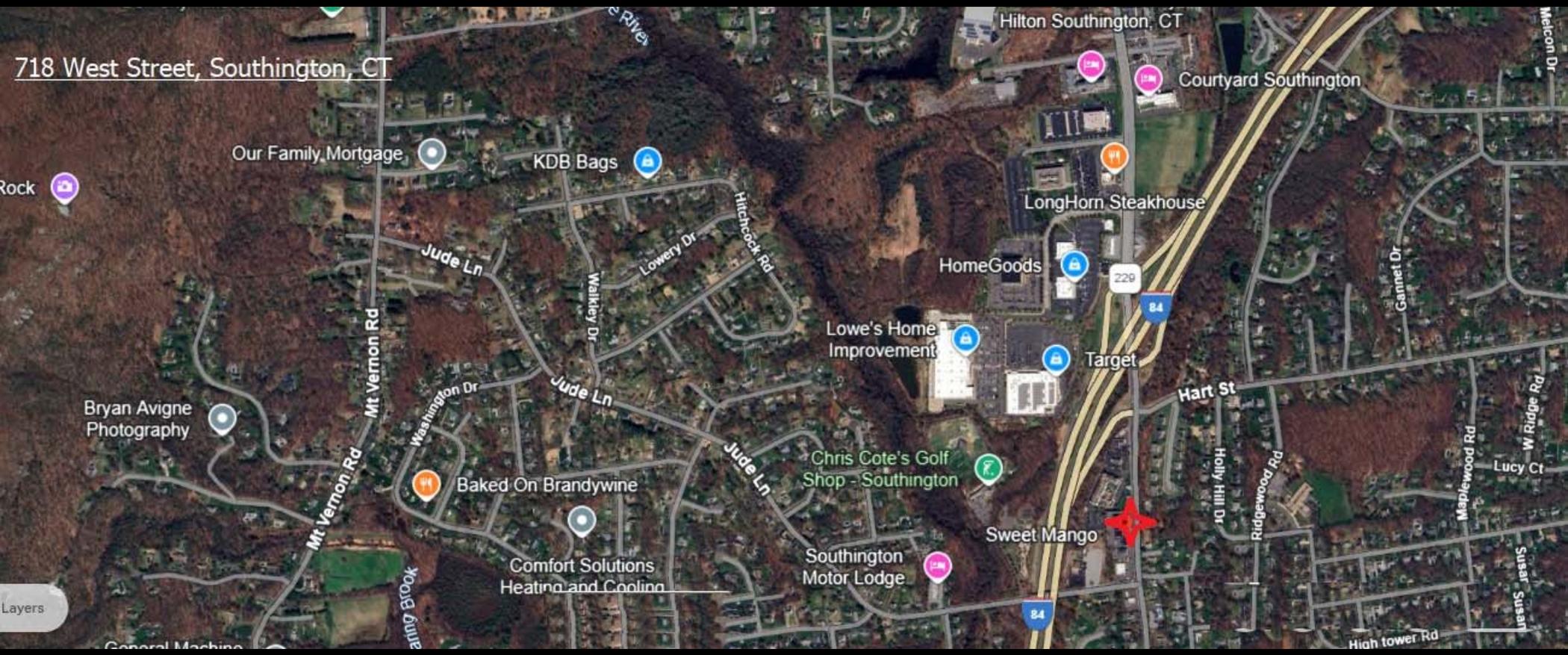


718 West Street, Southington, CT

Lake Compounce
Amusement & Water...
Temporarily closed



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Layers

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Your time is appreciated...

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