

# 60 Hartland Street

EAST HARTFORD, CT



## 40,812 Square Feet FOR SALE

**60 Hartland Street** is a four-story, 40,812 square foot office building set on 3 acres of land in *Founders Plaza Business Park*.

60 Hartland Street is competitively priced in the Hartford market and has strong ownership. The building's flexible floor plates make for easy divisions of the work space and adaptability in office design. The building also features impressive Hartford skyline views and ample parking with a parking ratio of 4.6 per 1,000 square feet and 182 spaces.

Located just one half mile from Hartford, 60 Hartland Street is situated directly across the Connecticut River from Hartford's Central Business District. There is exceptional access to all major highways including I-84, I-91 and Route 2. Bradley International Airport is twelve miles away, allowing for easy airport access for employees and visitors.

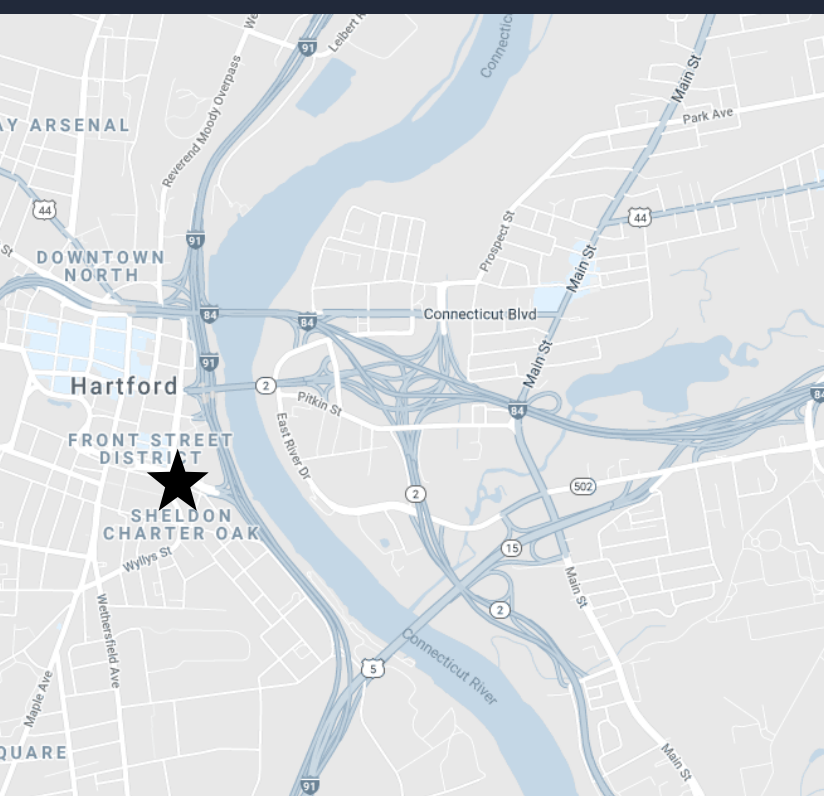
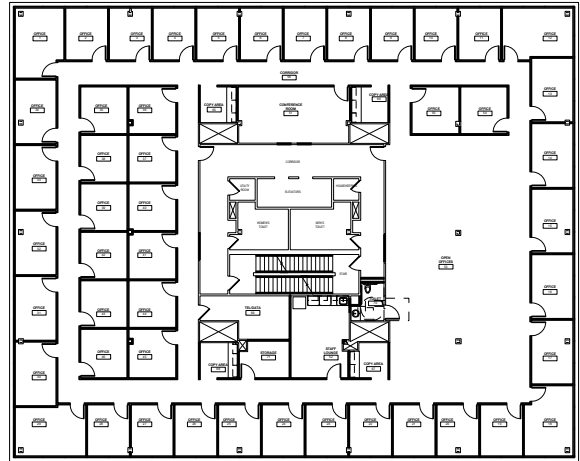
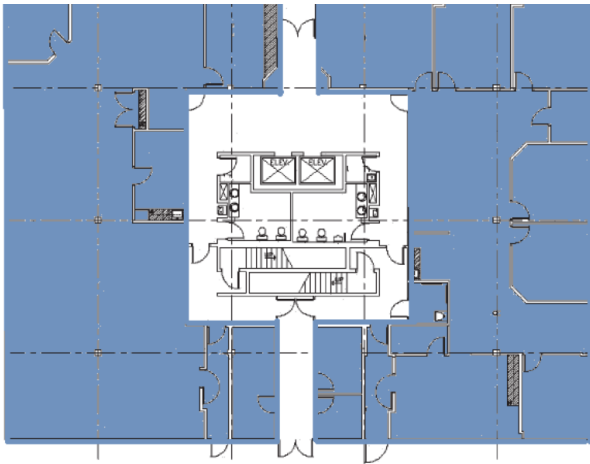
## PROPERTY HIGHLIGHTS

<b>Building Size:</b>	40,812 SF
<b>Space Available:</b>	17,453 SF in 2 suites (subdividable)
<b>Floor Plate:</b>	11,500 SF
<b>Parking:</b>	4.6/1,000 SF - 182 space surface
<b>Location:</b>	One block from the intersection of Route 2, I-84, and I-91
<b>Building Features:</b>	<ul style="list-style-type: none"> <li>• Flexible floor plates offer adaptability for office design</li> <li>• Competitively priced</li> <li>• Nearby to Riverfront Recapture Project which features a rowing facility, Great Rover Park amphitheater, and walking and jogging trails</li> </ul>

**FLOOR 1 - 2,950 SF**

**FLOOR 1 - 3,131 SF**

**FLOOR 2 - 11,372 SF**



### **Building Information**

Rentable Area - 40,812 SF  
Number of Floors - 4 stories  
Construction - Steel  
Year Built - 1980, renovated 2001

### **Site Information**

Site Area - 2.65 Acres  
Zoning - B-4  
Parking - 182 spaces  
Highway Access - One block from intersection of Route 2, I-84 and I-91

### **Highlights**

Extensive renovations with a cafe, small break rooms and large conference/training room. Convenient access to Hartford via I-84, I-91 and Route 2.

**For further information, please contact:**

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