



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

635 New Park Ave, West Hartford, CT



**Positioned for Growth in West Hartford's
Mixed-Use Zone**



CASEY FISHER



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The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Investment Highlights



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Design Your Space. Define the Experience.

- Multiple spaces available from 1,000 to 5,000+ SF
- Flexible layouts suitable for retail, restaurants, tap houses, salons, fitness, and warehouse
- Located along the West Hartford walking trail with high visibility & foot traffic
- Situated in a growing commercial corridor with existing fitness and service tenants
- Zoning: IG/TND supporting both industrial and town-centered retail uses
- Offered at a competitive \$18/SF Modified Gross lease rate
- 6.5-acre site with 78,500 SF building

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Transformative Space for Visionary Tenants



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Executive Summary



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The Ballou Team is pleased to present 635 New Park Avenue a unique opportunity to lease flexible commercial space in one of West Hartford's most active and evolving corridors. With multiple units available ranging from 1,000 to 5,000+ square feet. The property caters to a wide range of uses such as retail, restaurant/tap house, salon/spa, fitness, and light industrial.

Located adjacent to the West Hartford walking and bike trail, this 78,500 SF masonry building sits on a 6.5-acre site with ample parking and excellent visibility. The property is currently home to a mix of active-use tenants such as gyms, martial arts studios, and dance academies, making it an ideal setting for complementary service and lifestyle businesses.

Ownership is focused on curating a dynamic retail and services hub, offering spaces at a competitive \$18/SF Modified Gross lease rate. With IG/TND zoning, strong demographics, and convenient access to major highways and downtown West Hartford, this property offers both immediate leasing potential and long-term repositioning upside.



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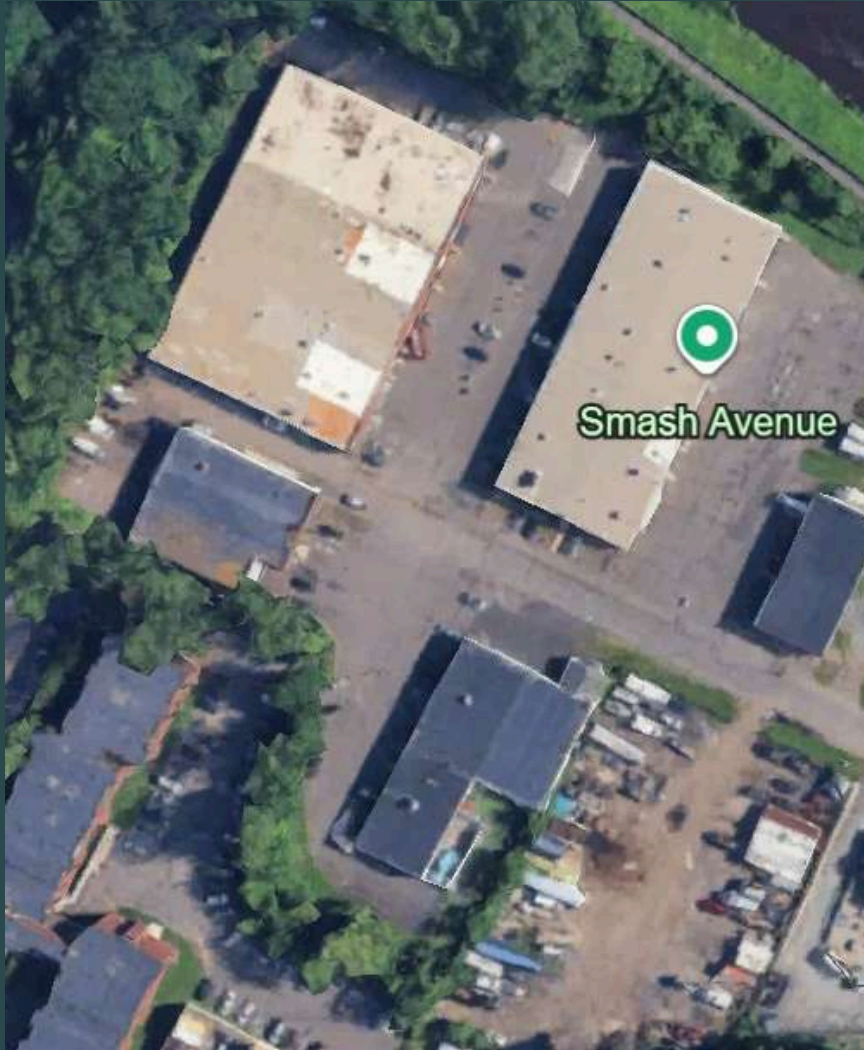
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Unlock Value in a Proven Growth Market



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READY TO LEASE? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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