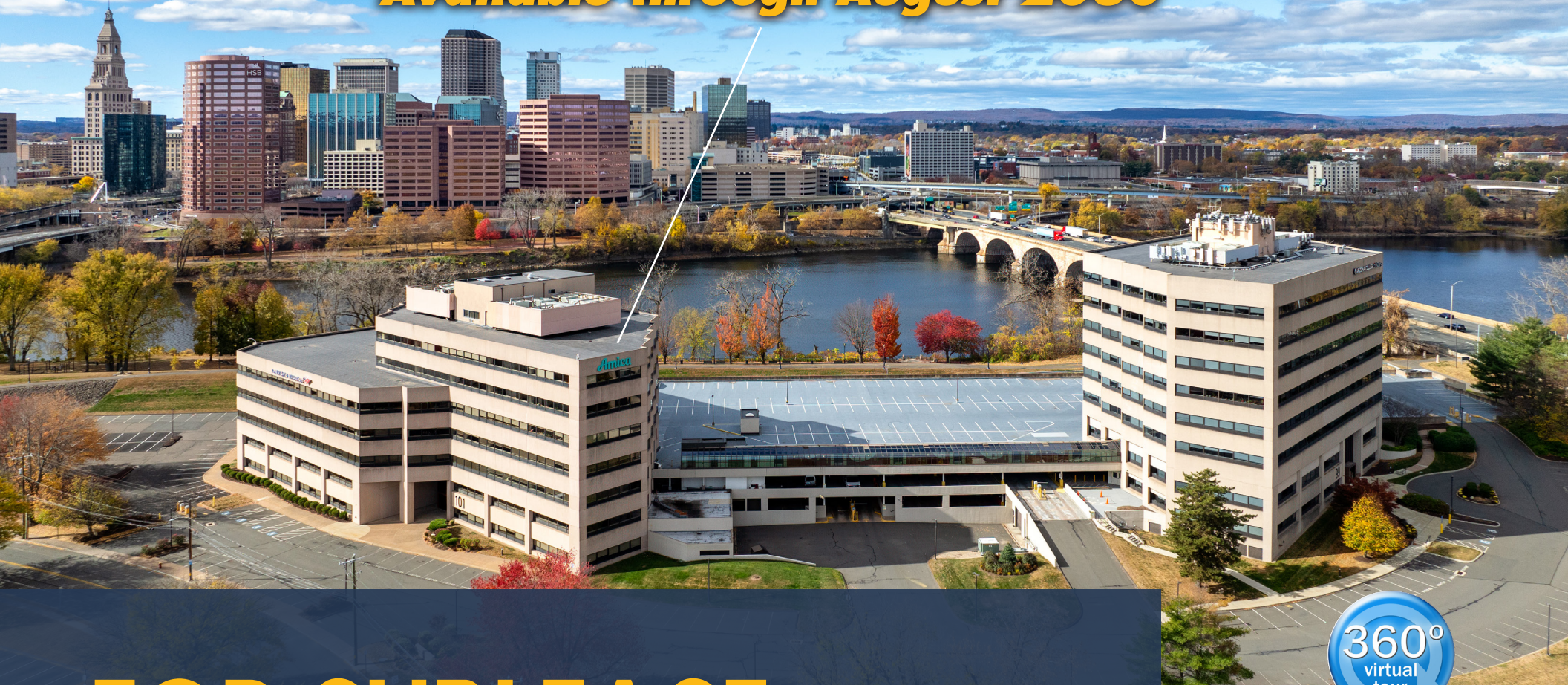


**Up to 36,000 SF on the Top Two Floors  
Available through August 2030**



# FOR SUBLEASE

101 East River Drive, East Hartford, CT

**Contact**

**Goman+York Property Advisors LLC**  
55 Hartland Street, Suite 400,  
East Hartford, CT 06108

**TOM YORK, SIOR**

**c:** 860.416.2239  
**e:** TYork@gomanyork.com  
[www.gomanyork.com](http://www.gomanyork.com)





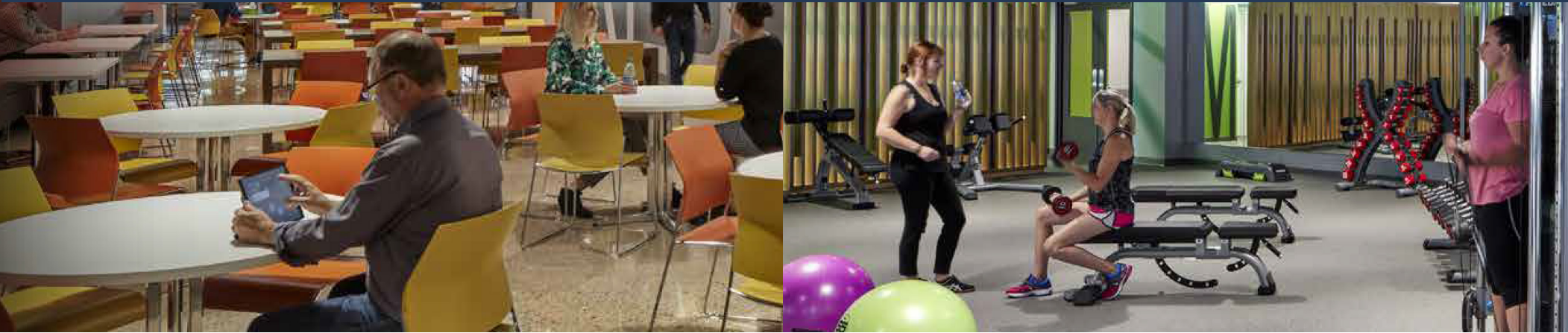
# Property Summary

FOR SUBLEASE: 101 East River Drive, East Hartford, CT



**GOMAN+YORK** is pleased to offer a “plug-and-play” leasing opportunity at the 101 East River Drive “Riverview Square” in East Hartford CT. Situated directly across from Hartford’s Central Business District, Riverview is an ideal location for businesses, offering best in class amenities, including a full service cafeteria and fitness facility as well as FREE on-site covered parking. With its ideal location and abundant amenities, Riverview Square has become one of Greater Hartford’s most sought after business locations.

Total Building Size	293,571
Stories	7
Year Built/Renovated	1985/2017
Direct Asking Rent	\$24.00 Full Service Gross
Sublease Availability	6th floor - 17,975 SF and/or 7th floor - 18,047 SF
Parking Spaces	5.5 per 1,000 Rentable SF
<b>Sublease Rate</b>	<b>\$21.00 Full Service Gross</b>
Sublease Term	Negotiable through August 31, 2030



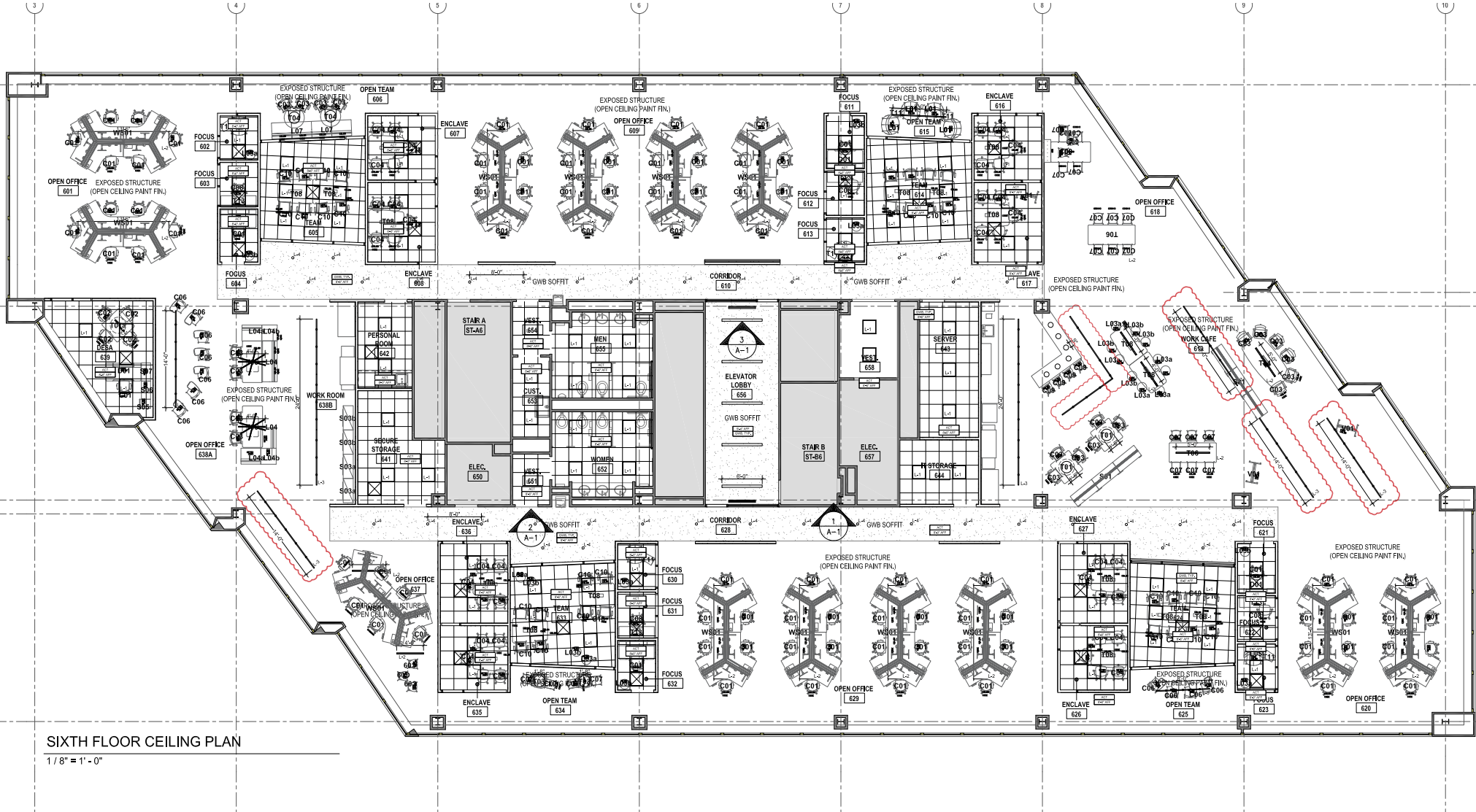
- + 2 Full Floors totaling 36,000 SF Available  
(Subdividable to 18,000)
- + Sublease term through August 31, 2030
- + State of the art, modern buildout in move-in condition
- + Plug and Play Opportunity with Free FF&E
- + Full Service Cafeteria offering breakfast, lunch, and catering services
- + Fitness Center with Showers and Lockers
- + 200 Free Garage and Surface Parking spaces (5.5/1,000 per RSF)
- + 24-hour on-site security staff
- + Downtown Hartford amenities and restaurants just a short walk away
- + Strategic located at the intersection of I-84, I-91 and Route 2  
providing superior access and visibility
- + Immediately accessible riverfront walking trails
- + Building top façade signage available

## ***Amenitized Building with a Full Service Cafeteria and Exercise Facility***



# Floor Plan

## FOR SUBLEASE: 101 East River Drive, East Hartford, CT - 6th Floor



SIXTH FLOOR CEILING PLAN

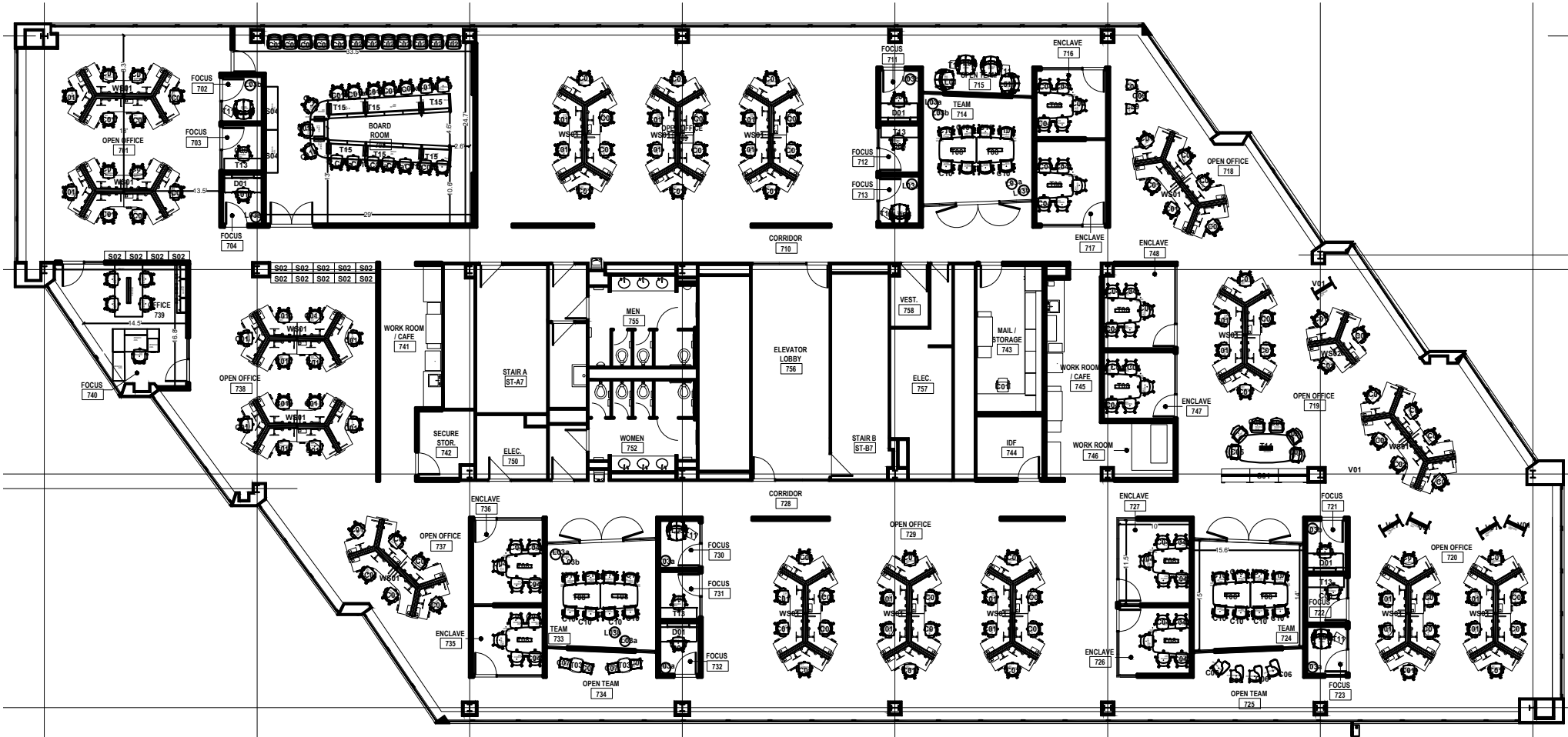
1/8" = 1'-0"





# Floor Plan

FOR SUBLEASE: 101 East River Drive, East Hartford, CT - 7th Floor



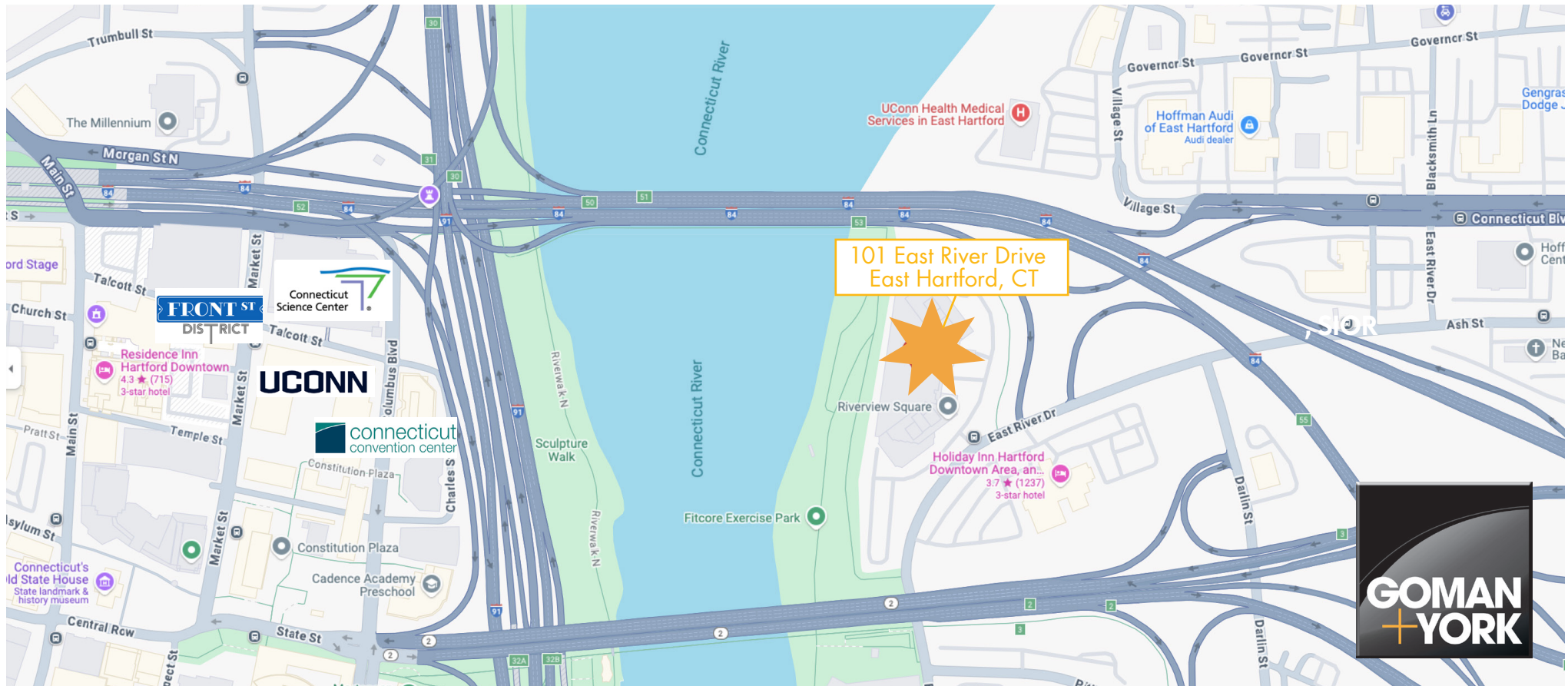


# Great Location

FOR SUBLEASE: 101 East River Drive, East Hartford, CT



***Downtown Hartford Amenities  
just a short walk away***





# For Sublease

101 East River Drive, East Hartford, CT



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# For Sublease

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