

# For Sale and For Lease – Pls call/write Mixed-use Retail, Office Commercial Plaza 714 West Street, Southington, CT Owner - Plaza West, LLC

Prepared by:

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20 Summary Street, Stamford, CT

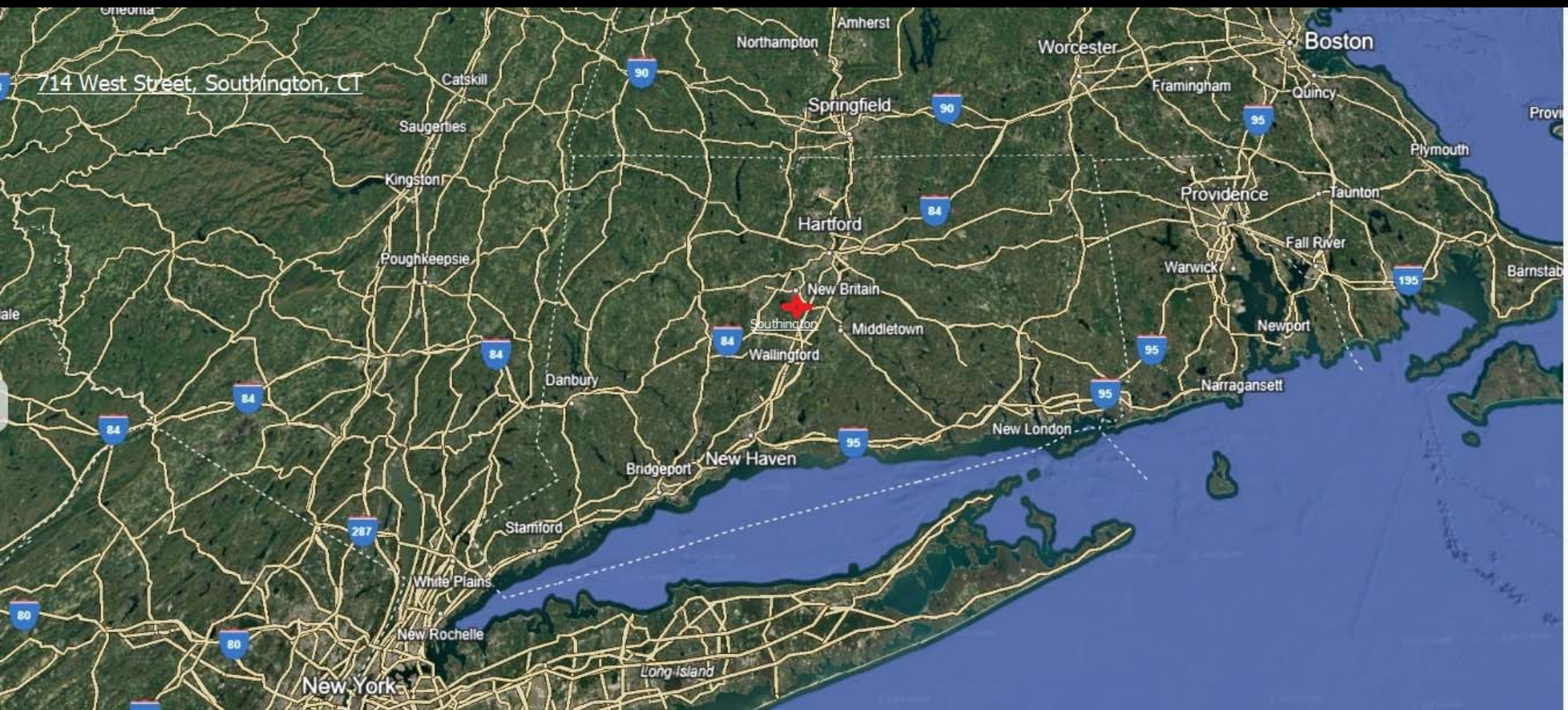
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Geographic Expertise – National

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**714 West Street, Southington, CT**

**FOR LEASE - MIXED-USE; UPPER LEVEL; AT GRADE; LOWER LEVEL**

**UPPER LEVEL - 10,140 SF – 4 OFFICE SUITES AVAILABLE**

**AT GRADE - 12,054 SF – 2 RETAIL OFFICES AVAILABLE-1.4K,1.9K sf**

**LOWER LEVEL - 9,324 SF – WALK-OUT COMMERCIAL AVAILABLE**

**TOTAL – 31,518 SF**

**Elevator Served**

**YEAR BUILT – 1969; Revovated over the years**

**Capital Expenditures – Pending maintenance – Roof, front parking lot repaving and more**



**PARKING – Day/Night Parking Concept**

**Suite – At Grade – Day - 39 parking spaces - 3.23/1,000 sf**

**Suite - Upper Level - Day- 39 parking spaces - 3.23/1,000 sf**

**Suite – Lower Level - Day- 15 parking spaces - 3.22/1,000 sf**

**Total - Total – 93 spaces or 3.23/1,000 sf**

**Elevator Served**

**Suite – At Grade – Night - 24 parking spaces – 2.0/1,000 sf**

**Suite - Upper Level - Night - 9 parking spaces – 0.75/1,000 sf**

**Suite – Lower Level - Night - 15 parking spaces –12.87/1,000 sf**

**Total - Total – 93 spaces or 3.23/1,000 sf**

714 West Street, Southington, CT

FOR LEASE - TURN-KEY RETAIL/OFFICE SPACE AT GRADE

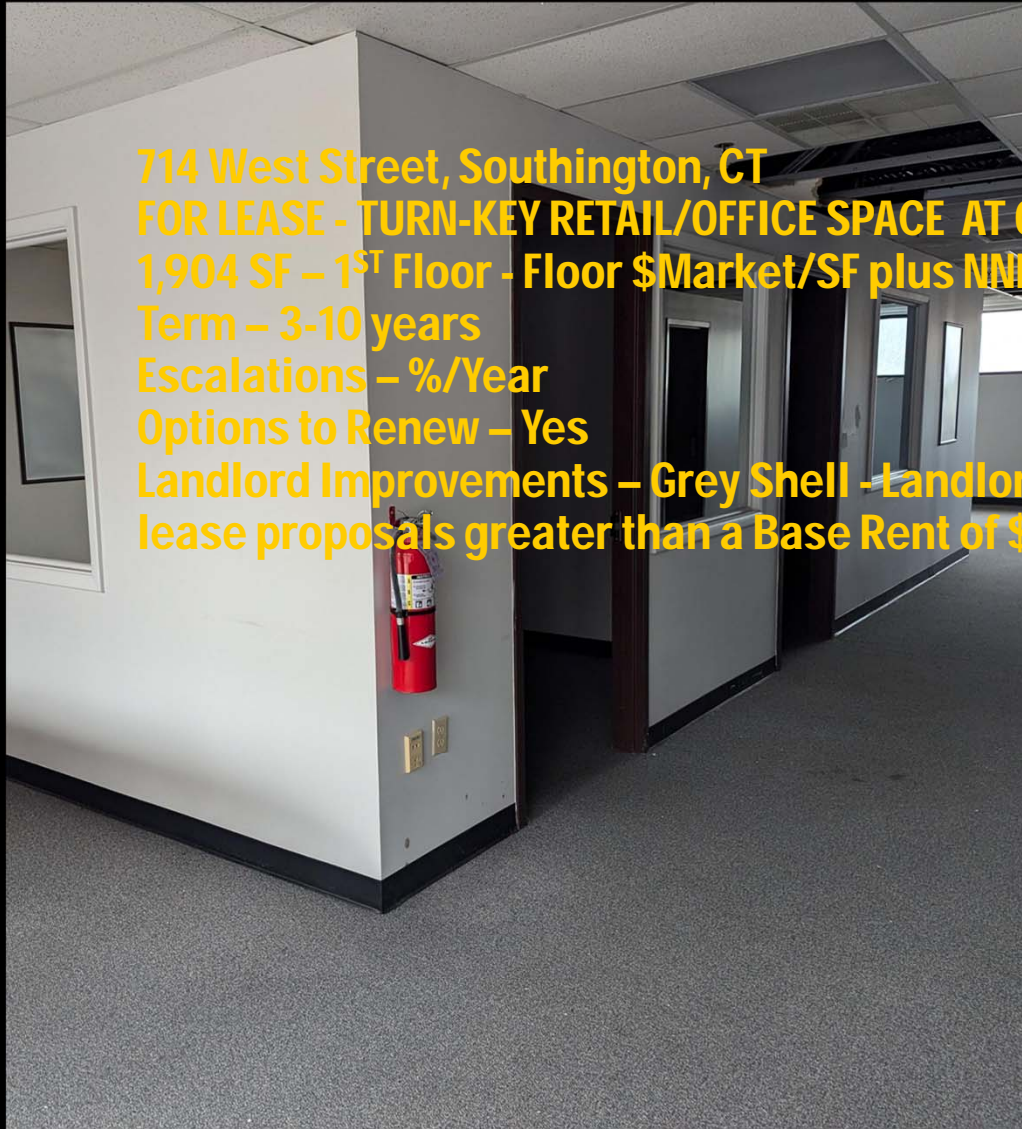
1,904 SF – 1<sup>ST</sup> Floor - Floor \$Market/SF plus NNN = \$Market/mo or best offer

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.



718 West Street, Southington, CT

FOR LEASE - TURN-KEY RETAIL/OFFICE SPACE AT GRADE

1,425 SF – 1<sup>ST</sup> Floor - Floor \$Market/SF plus NNN = \$Market/mo or best offer

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.







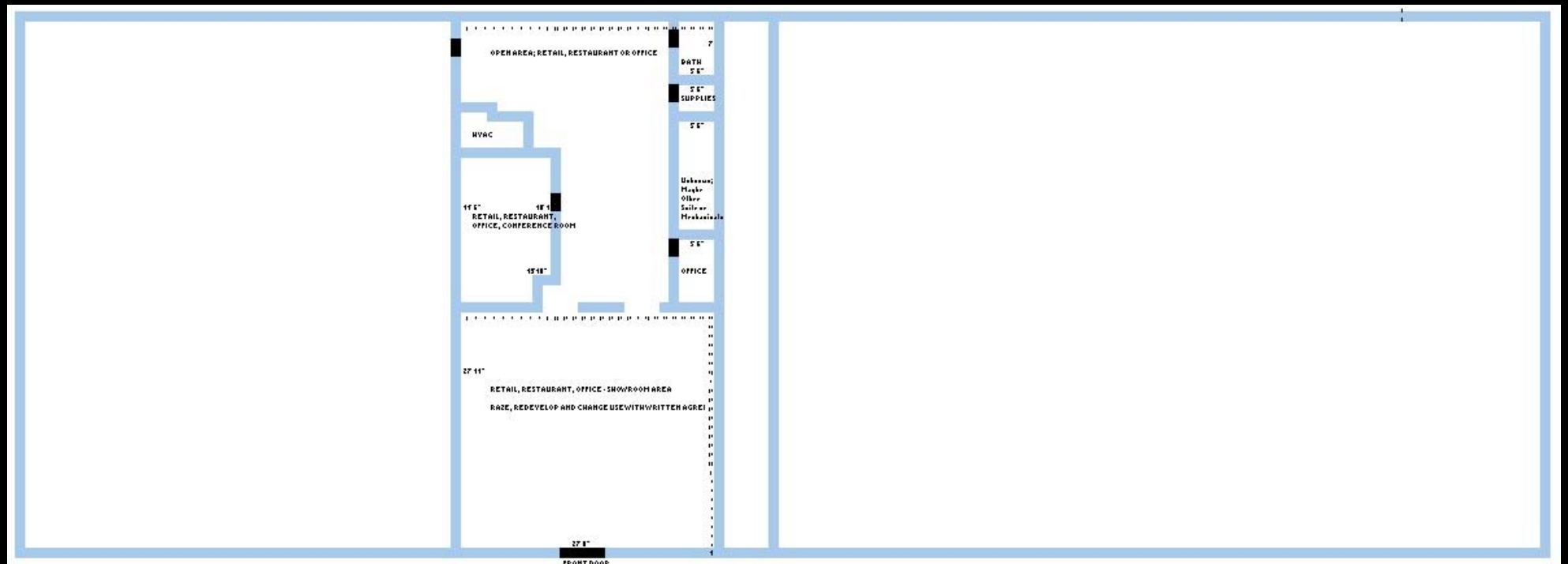
**SHELL SPACE**

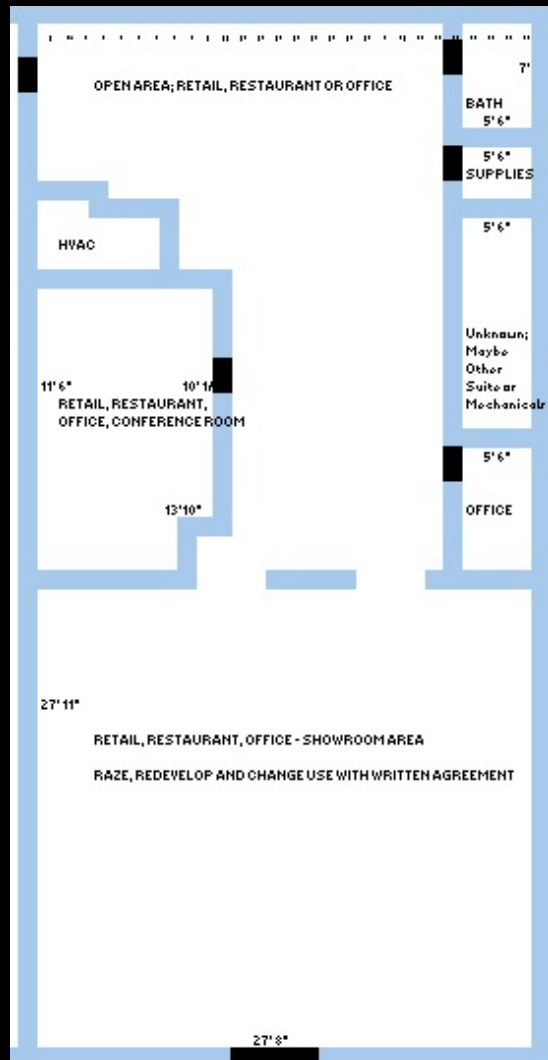
**VS**

**2ND  
GENERATION  
SPACE**



714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – ALTERNATIVE –OFFICE/MEDICAL OFFICE OR  
RAZE AND REBUILD TO VANILLA SHELL  
1,425 SF – At Grade



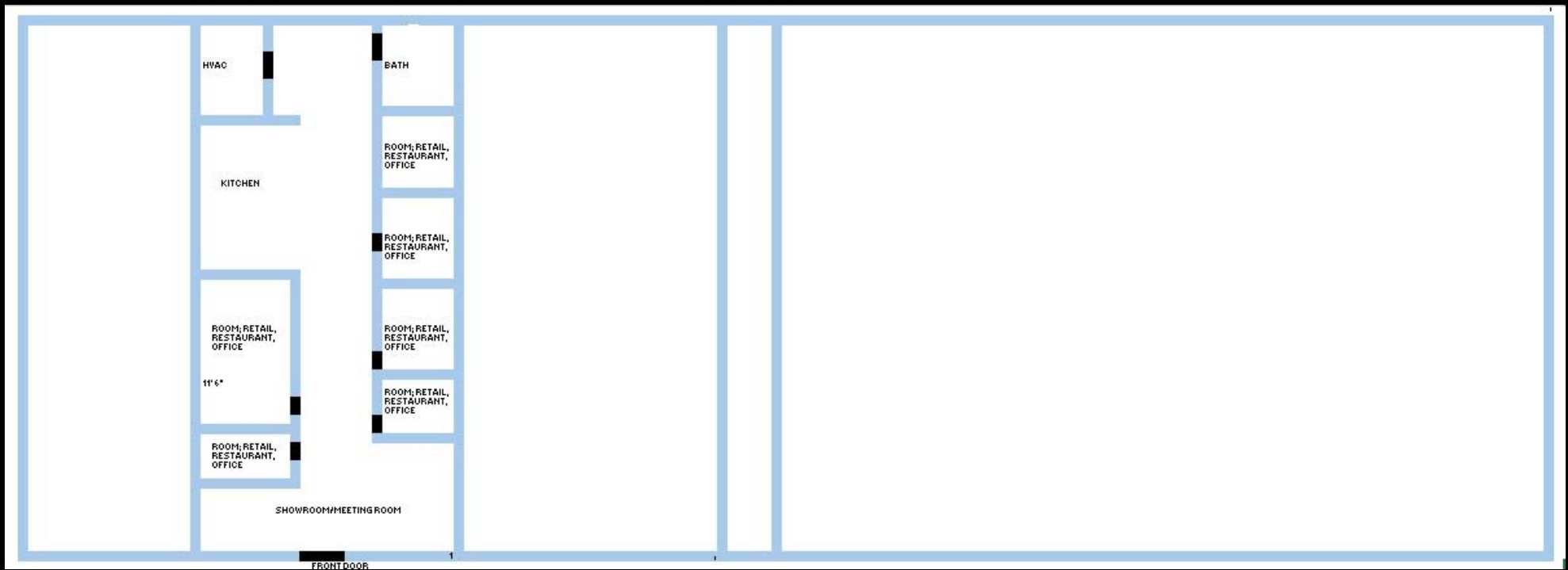


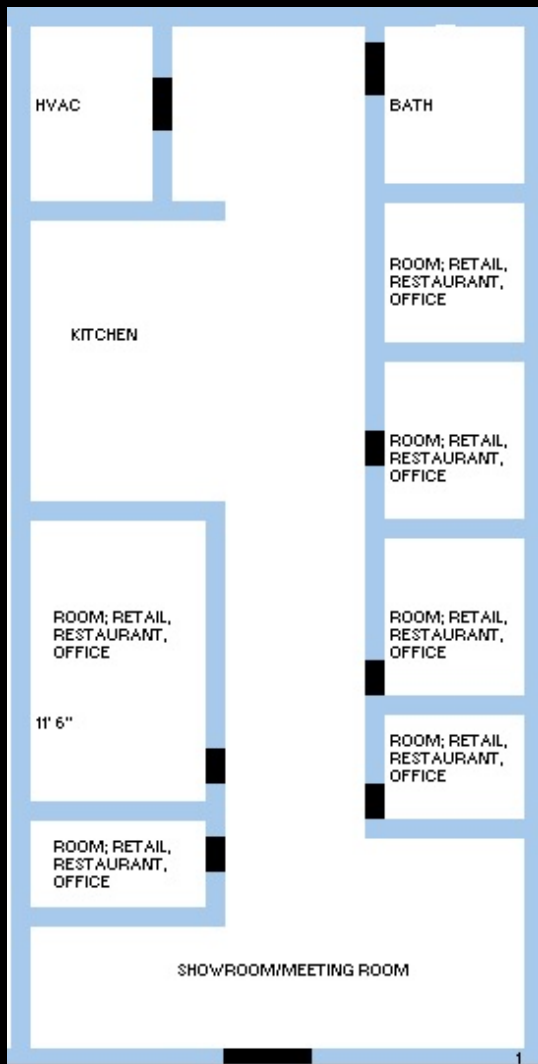
714 West Street, Southington, CT – At Grade  
 HIGHEST AND BEST USE – ALTERNATIVE –OFFICE/MEDICAL OFFICE OR  
 RAZE AND REBUILD TO VANILLA SHELL  
 1,425 SF – At Grade





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.

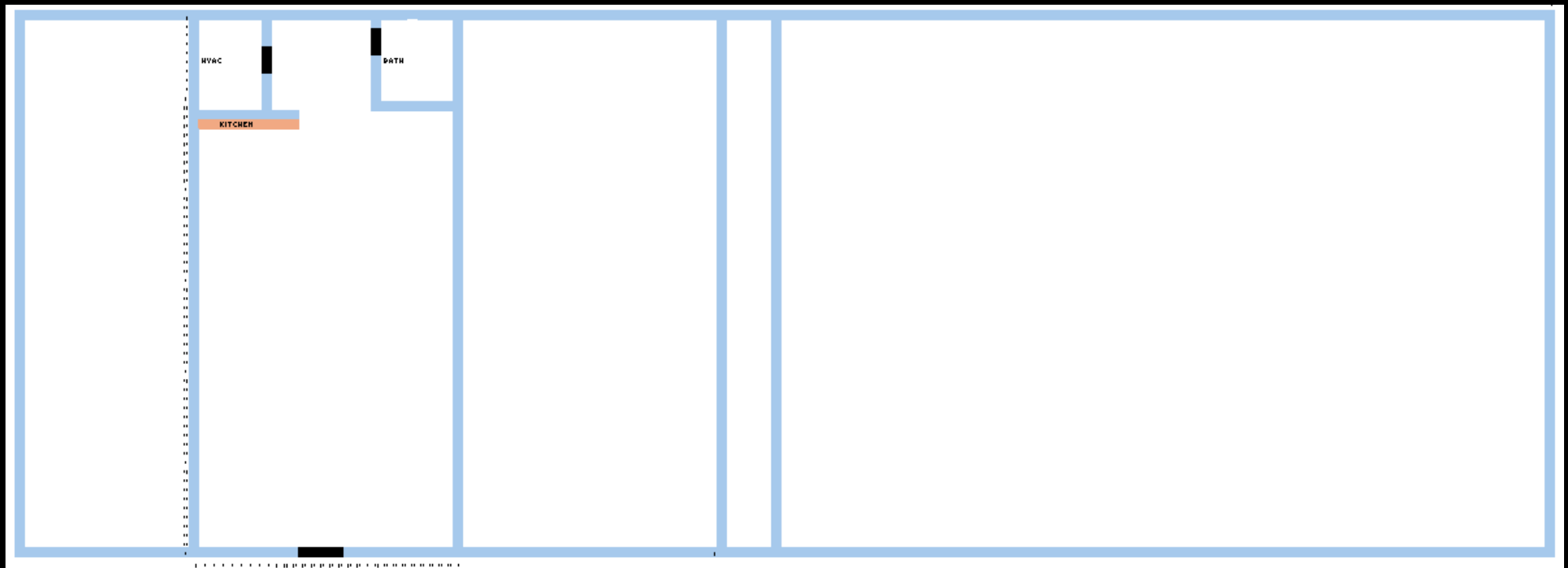




714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – ALTERNATIVE –OFFICE/MEDICAL OFFICE OR  
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1,920 SF – At Grade  
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714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – 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  
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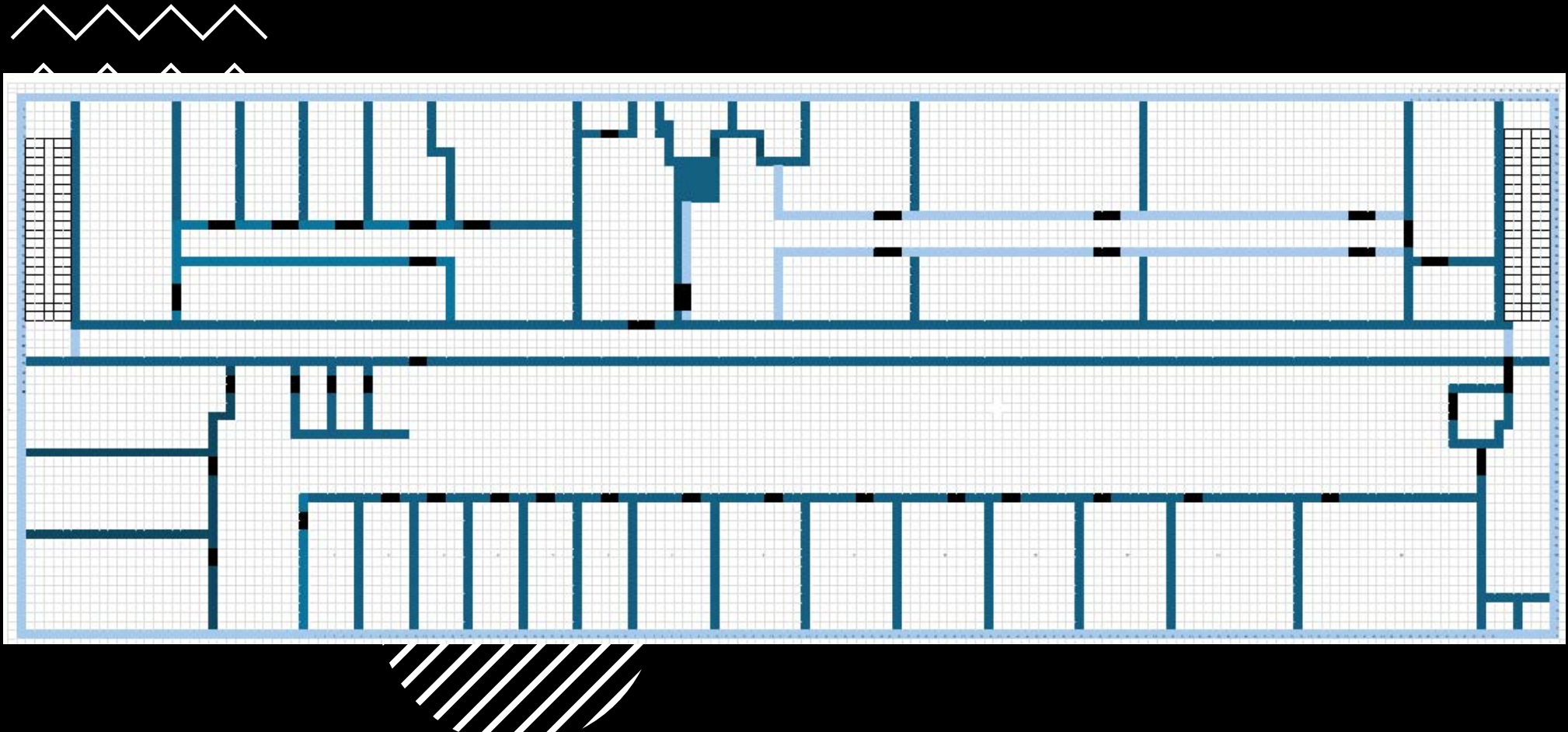




714 West Street, Southington, CT  
HIGHEST AND BEST USE – ALTERNATIVES - CONTINUED  
OFFICE/CLASSROOM USE, MEDICAL OR RESIDENTIAL RENTAL  
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL  
10,140 SF – Upper Level – Divisible to say 3,000 SF

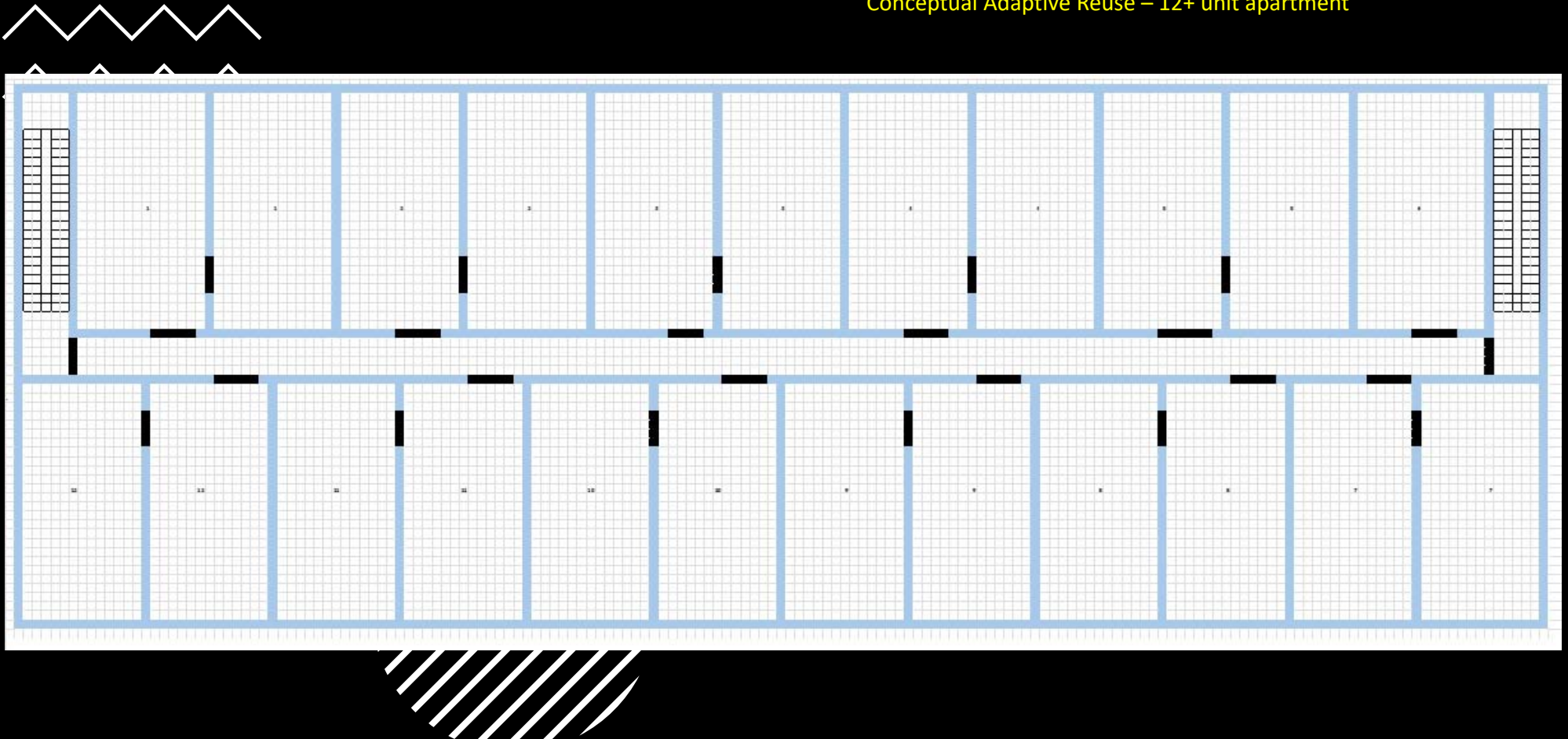


714 West Street, Southington, CT – Upper Level  
HIGHEST AND BEST USE – ALTERNATIVE – EXISTING CONTINUED  
OFFICE USE /CLASSROOM USE  
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL  
10,140 SF – Upper Level – Divisible to say 3,000 SF





714 West Street, Southington, CT – Upper Level  
HIGHEST AND BEST USE – 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  
Conceptual Adaptive Reuse – 12+ unit apartment





**718 West Street, Southington, CT**  
**FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL**  
**9,324 SF – Lower Level – Divisible to say 3,000 SF**  
**\$Market/SF plus NNN**  
**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





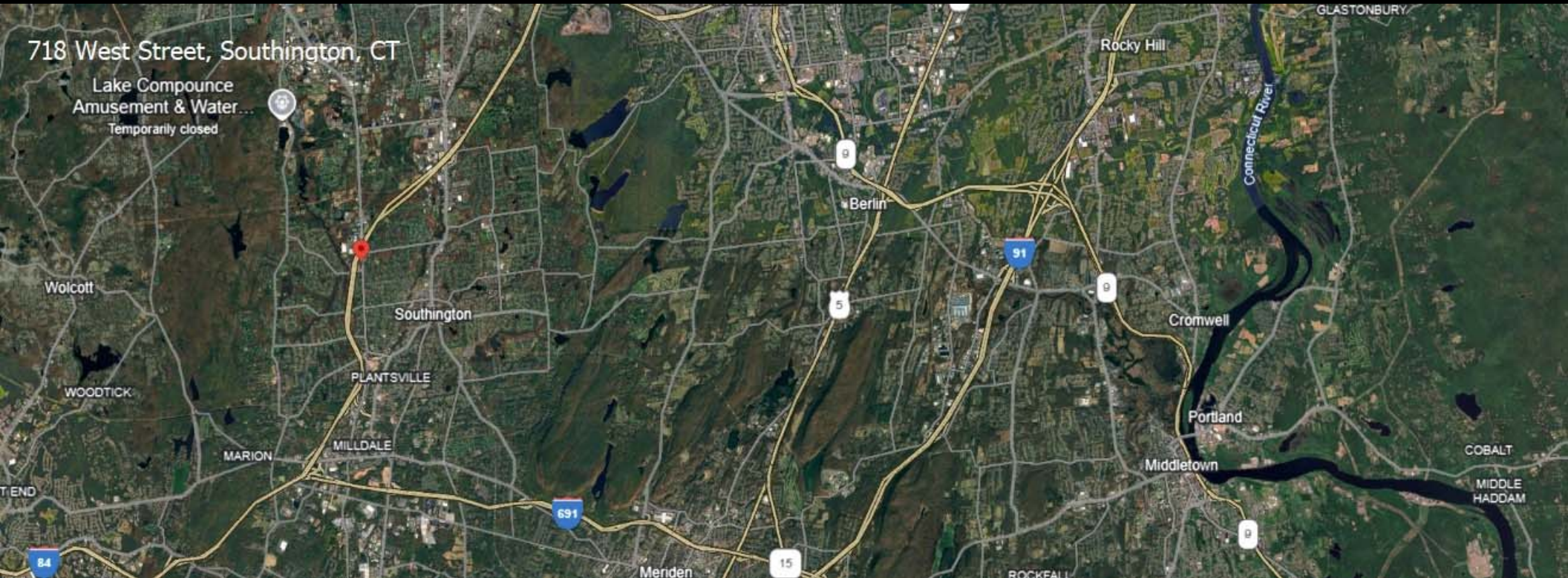






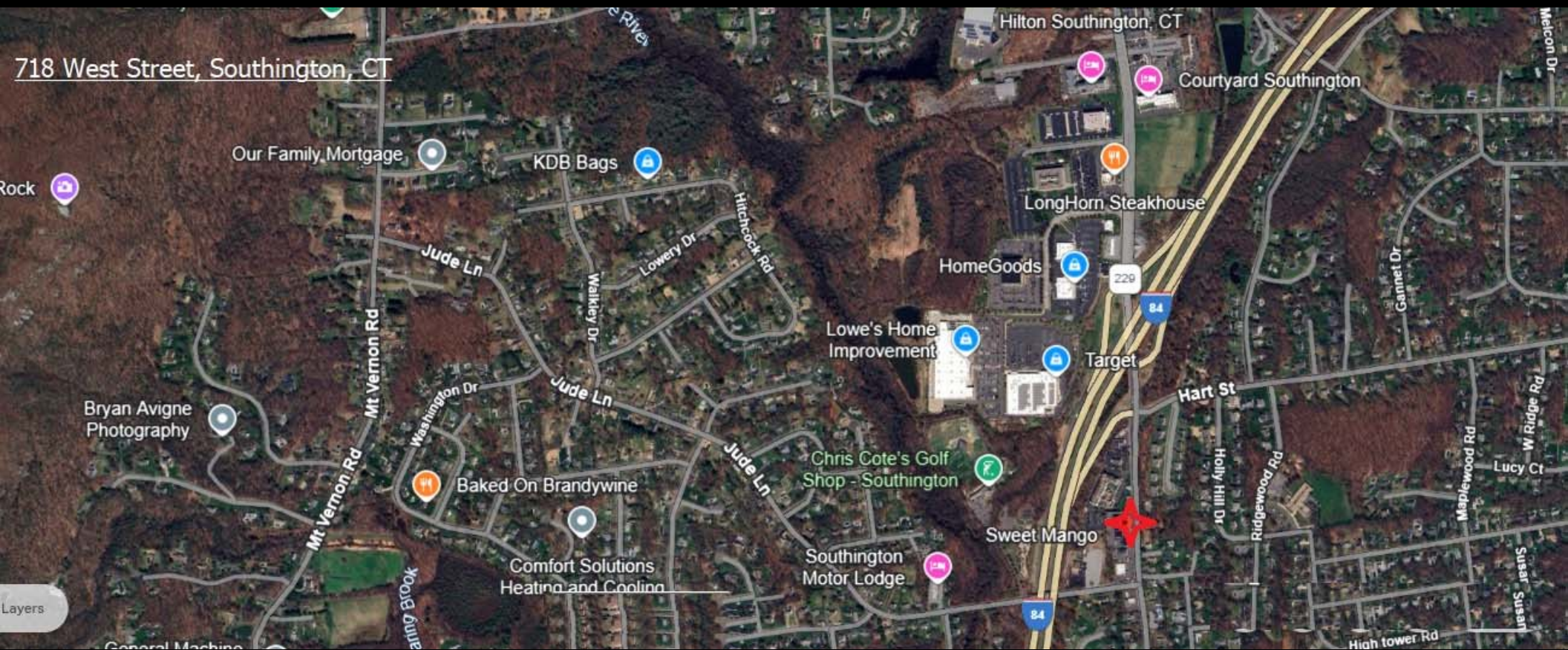
718 West Street, Southington, CT

Lake Compounce  
Amusement & Water...  
Temporarily closed





718 West Street, Southington, CT





718 West Street, Southington, CT

5.35 AC  
770

044  
0.93 AC  
714

WEST ST

075  
0.69 AC  
741

085  
0.55 AC  
708

076  
0.55 AC  
728

045  
0.28 AC  
713

046  
0.55 AC  
707

084  
0 AC  
0

Your time is appreciated...

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