

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:

Kenneth R. Labbe

Associate Broker for Pyramid Real Estate Management – State of Connecticut - #0795117

Associated with Pyramid Group Real Estate Management – www.pyramidregroup.com

20 Summary Street, Stamford, CT

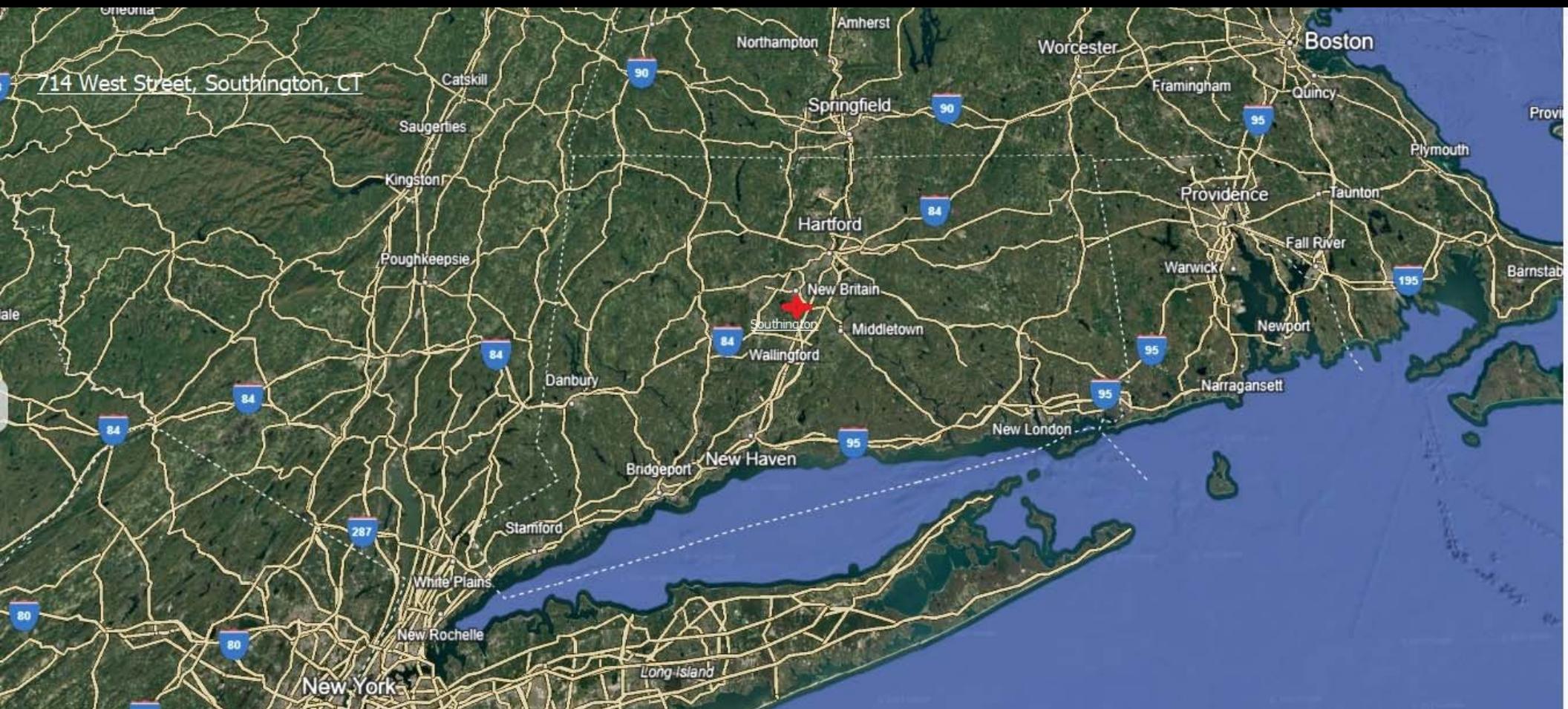
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714 West Street, Southington, CT

**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

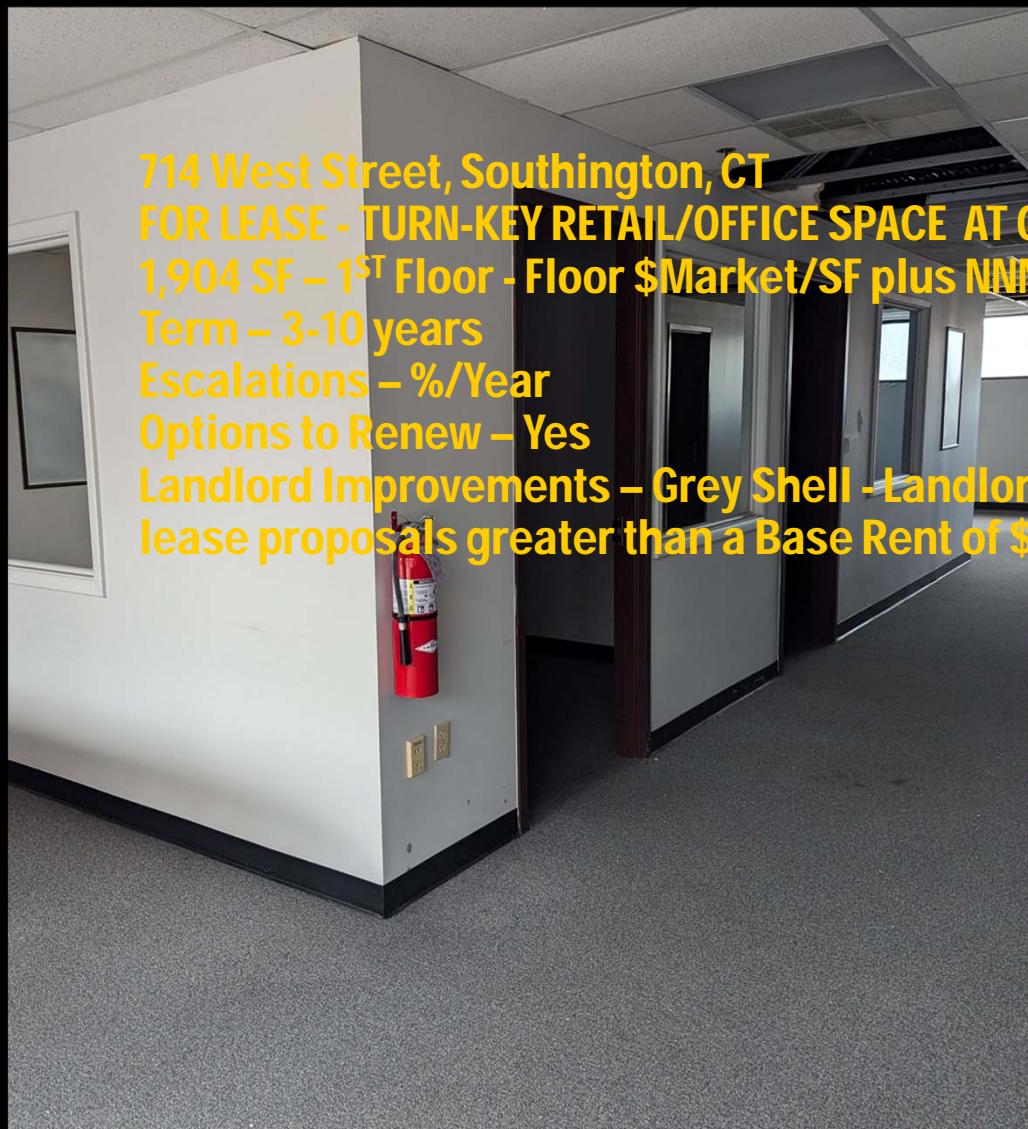
1,904 SF – 1ST Floor - Floor \$Market/SF plus NNN = \$Market/mo or best offer

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 – 1ST 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.





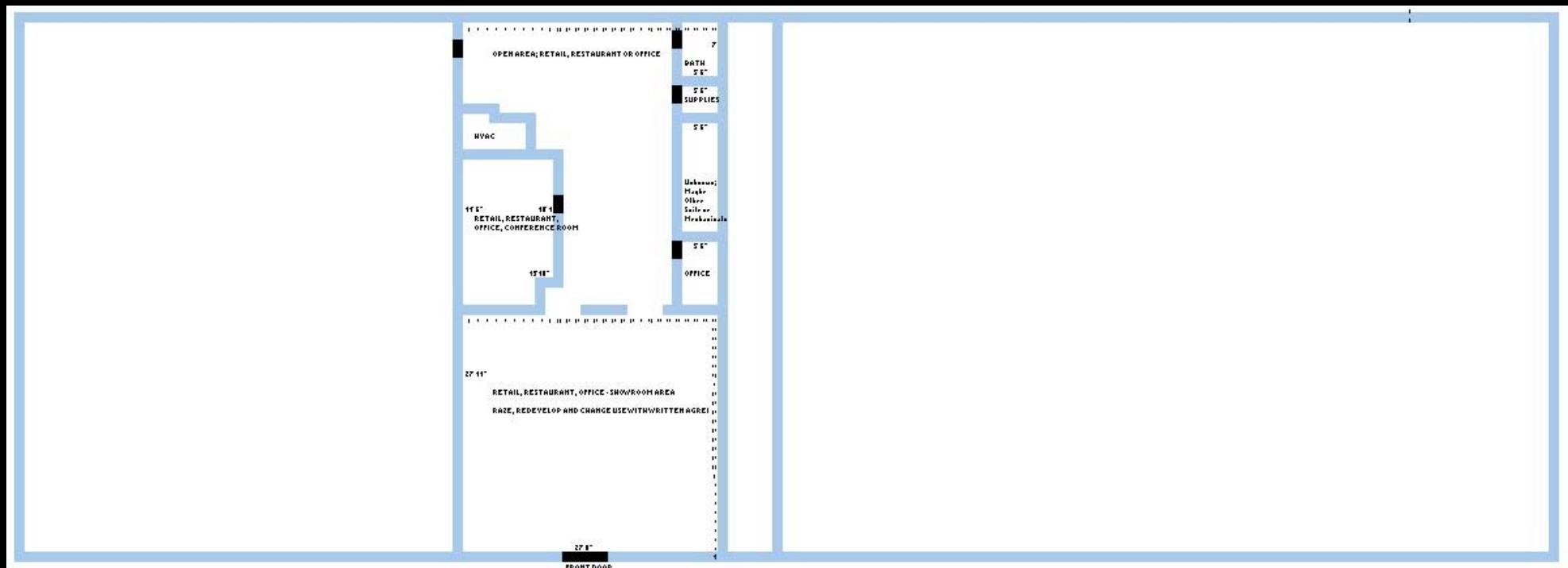
SHELL SPACE

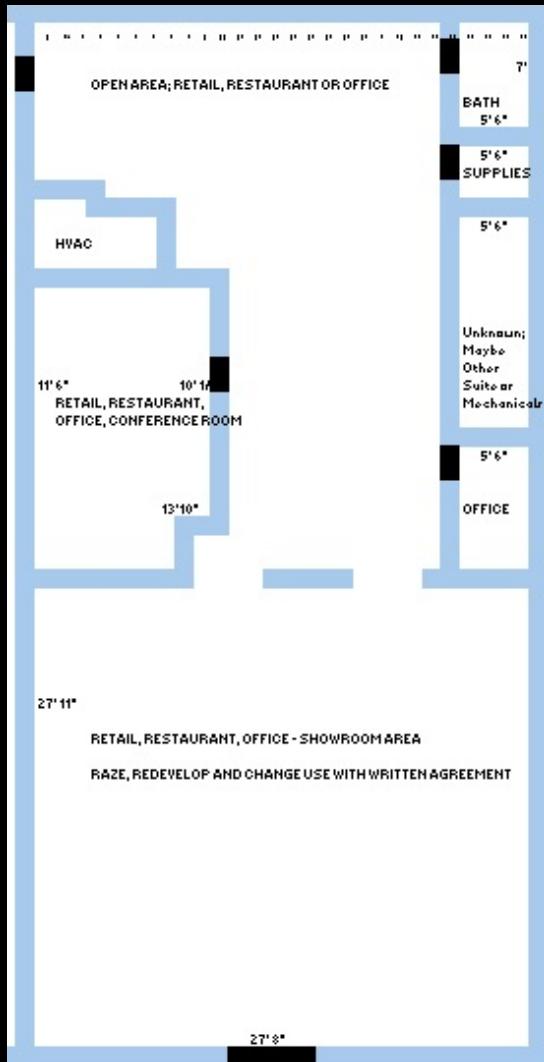
**2ND
GENERATION
SPACE**

VS



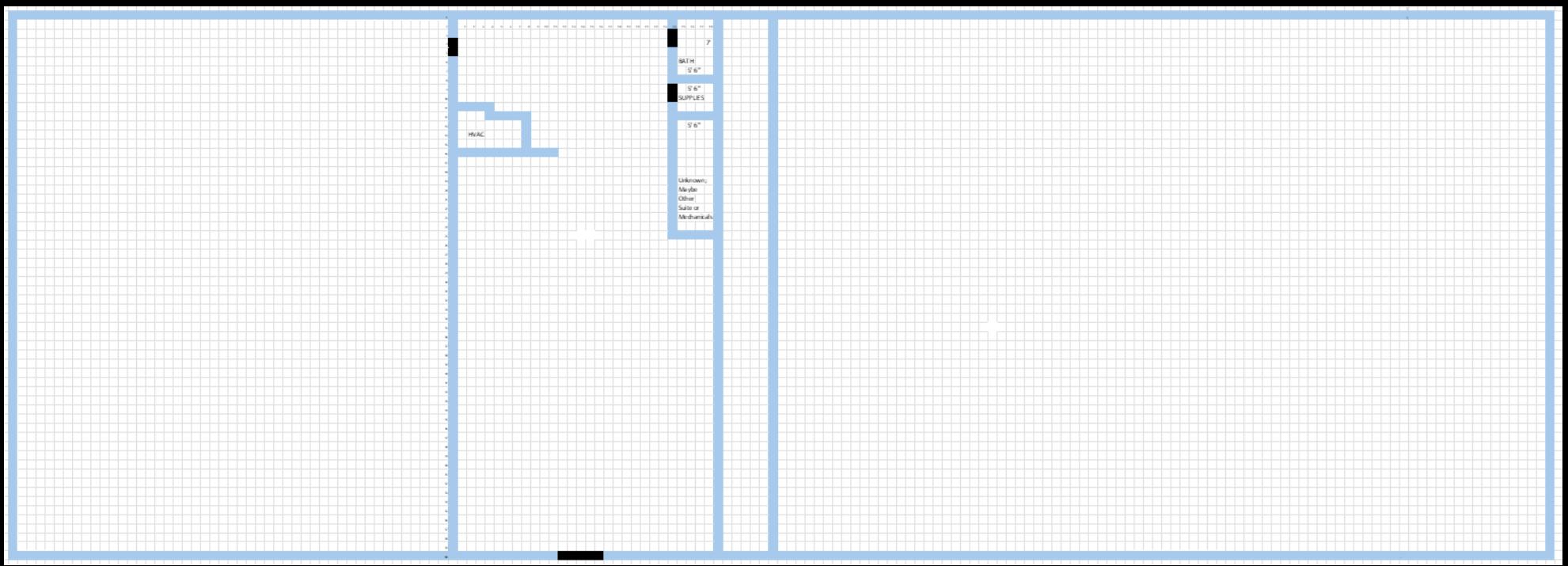
714 West Street, Southington, CT – At Grade
HIGHEST AND BEST USE – ALTERNATIVE – OFFICE/MEDICAL OFFICE OR
RAZE AND REBUILD TO VANILLA SHELL
1,425 SF – At Grade



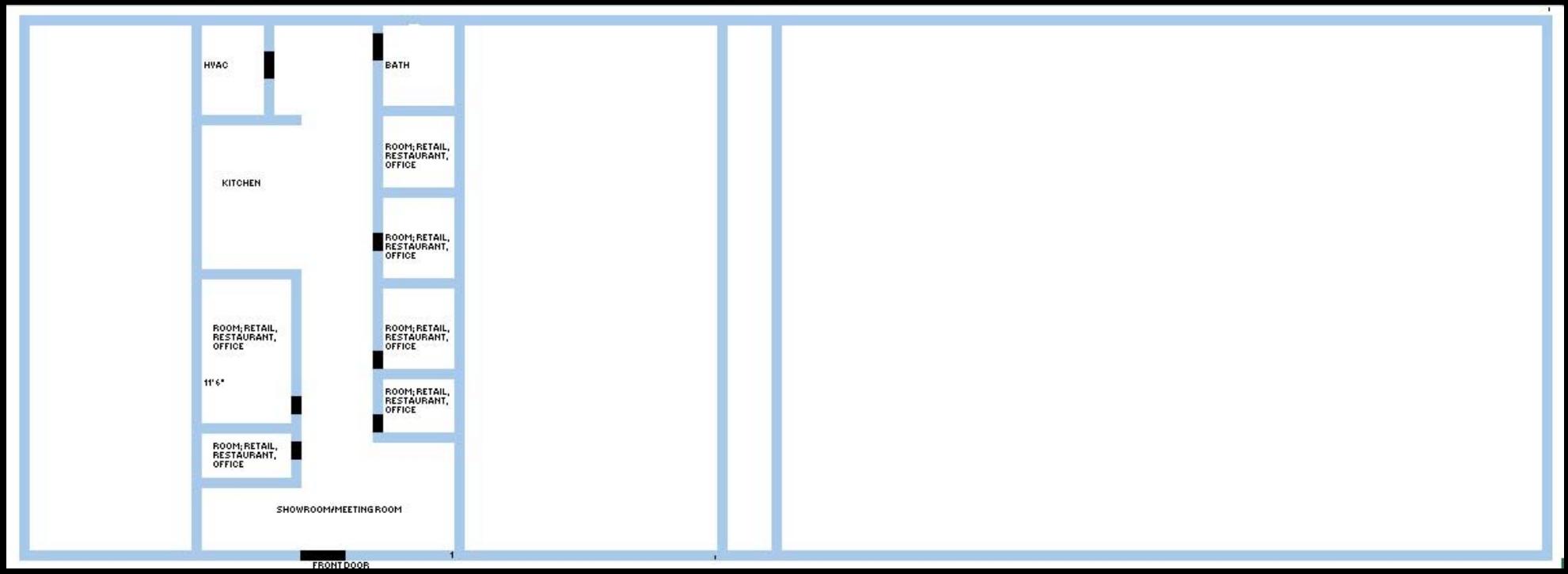


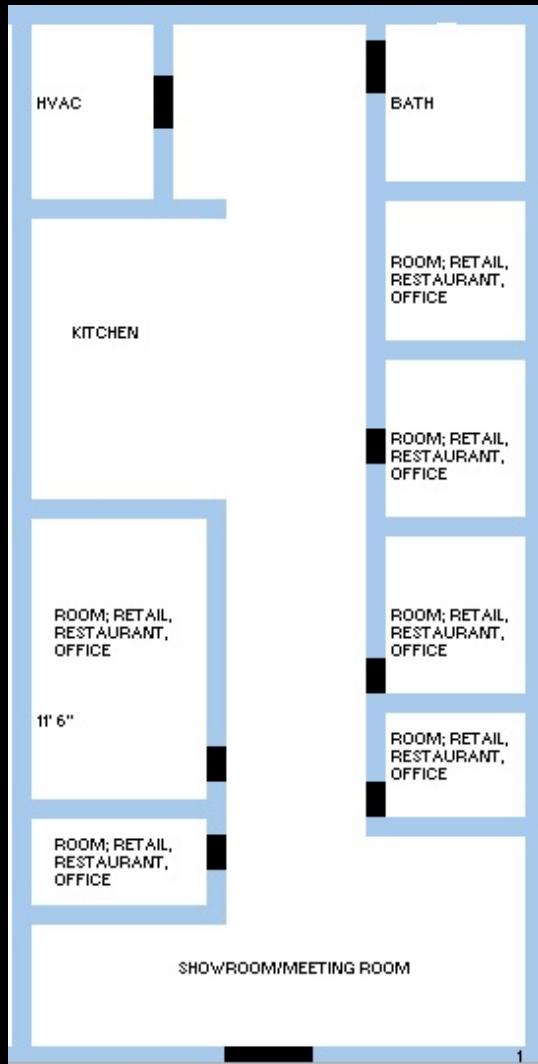
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RAZE AND REBUILD TO VANILLA SHELL**
1,425 SF – At Grade

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.



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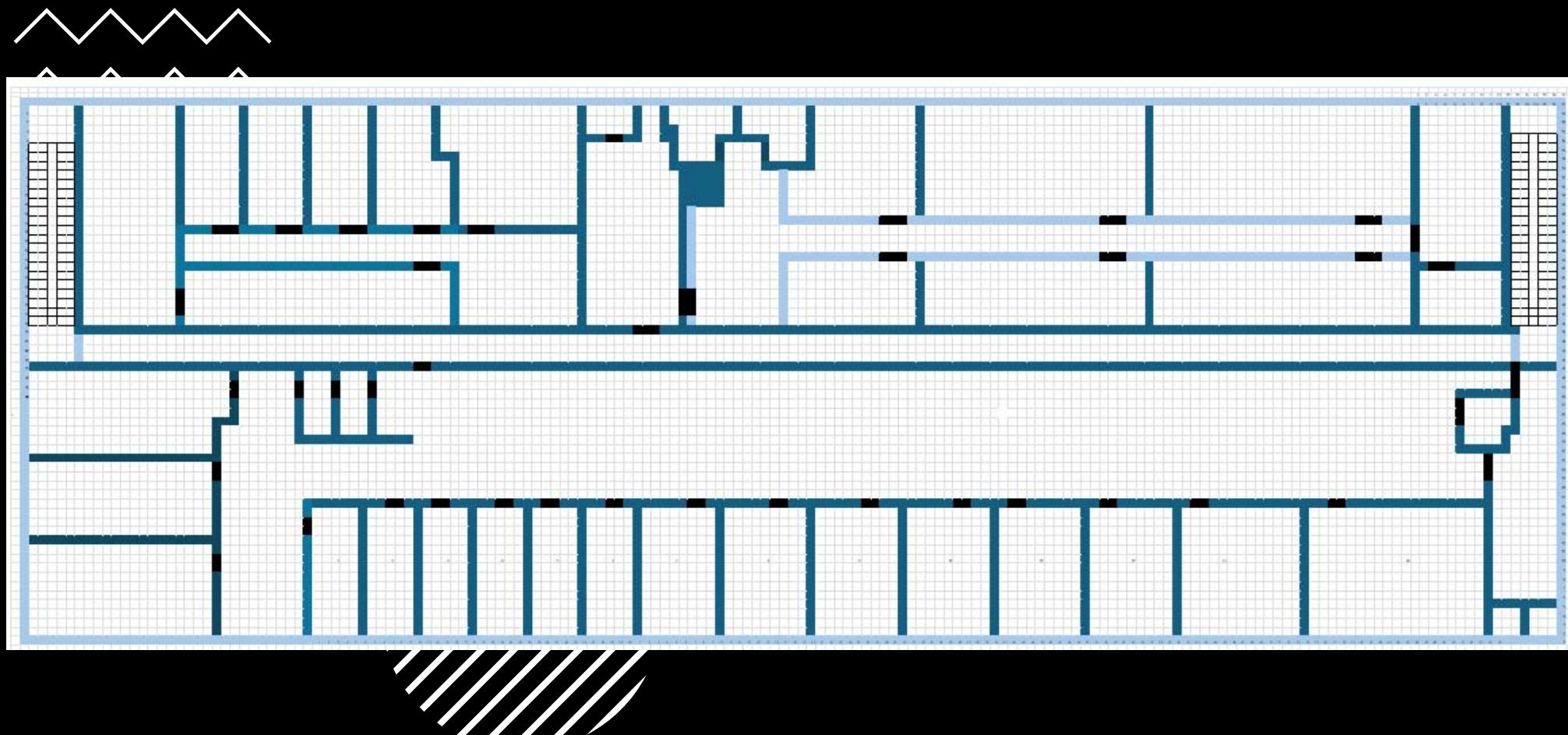




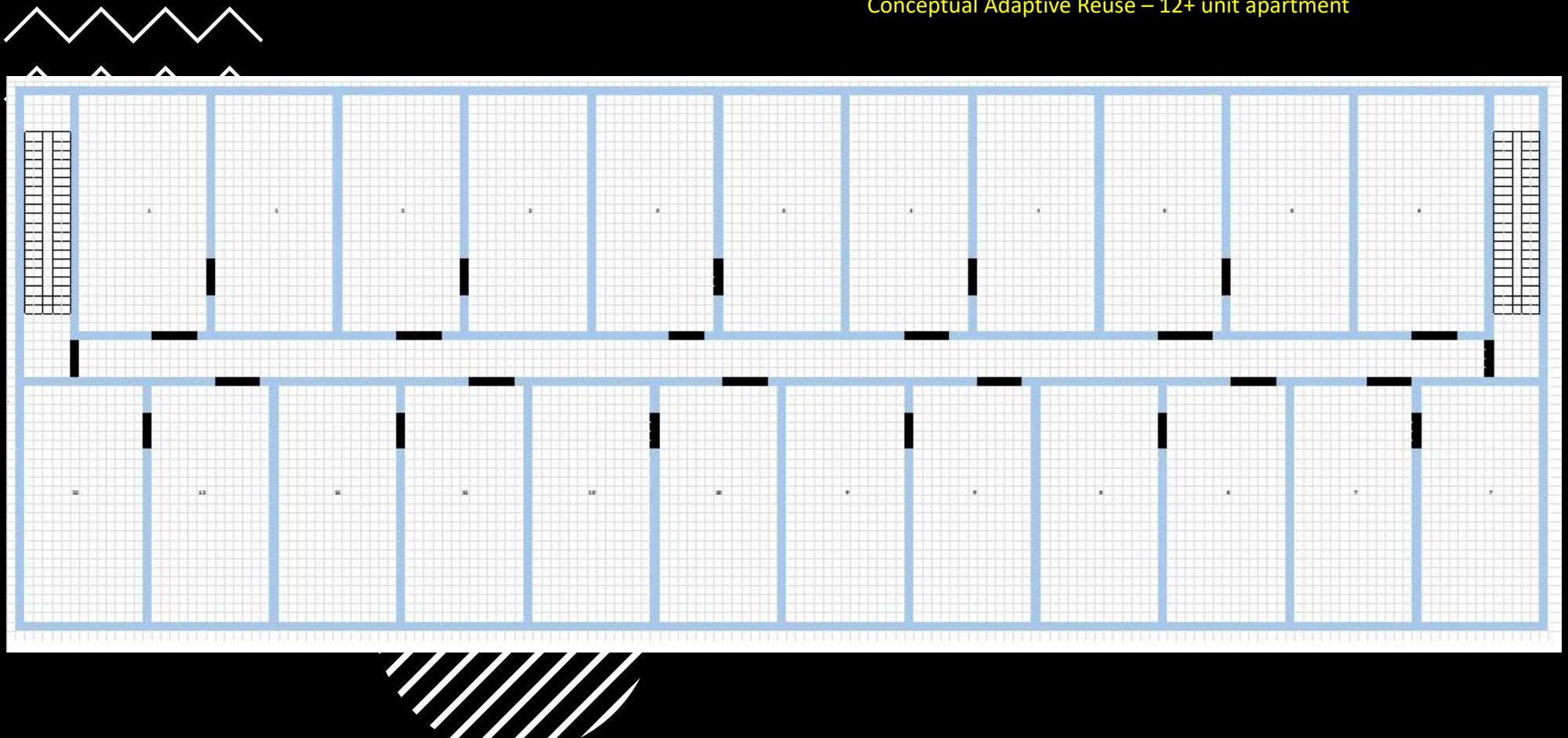
714 West Street, Southington, CT
HIGHEST AND BEST USE – ALTERNATIVES - CONTINUED
OFFICE/CLASSROOM USE, MEDICAL OR RESIDENTIAL RENTAL
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL
10,140 SF – Upper Level – Divisible to say 3,000 SF



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



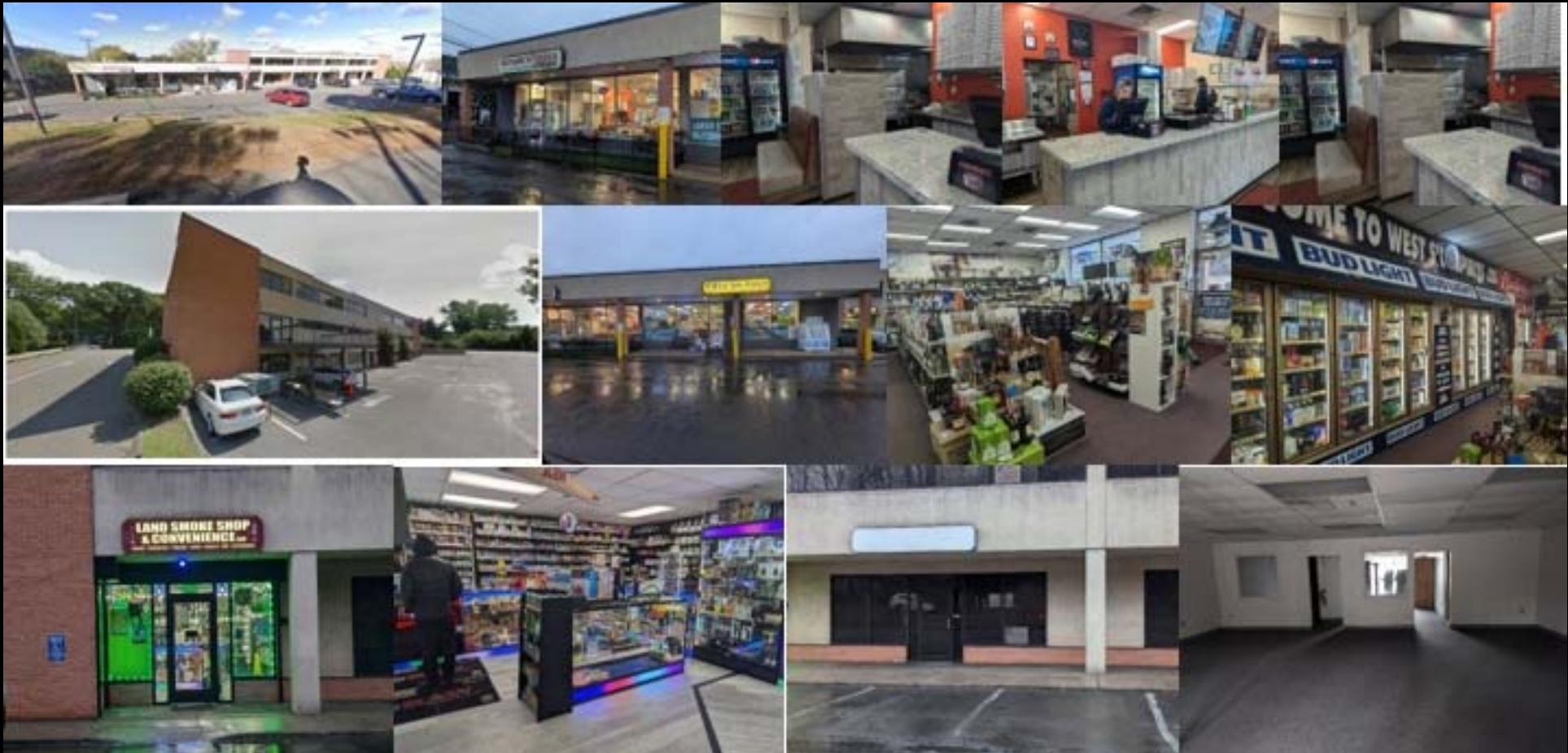


**718 West Street, Southington, CT
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL
9,324 SF – Lower Level – Divisible to say 3,000 SF
\$Market/SF plus NNN
Elevator Served**

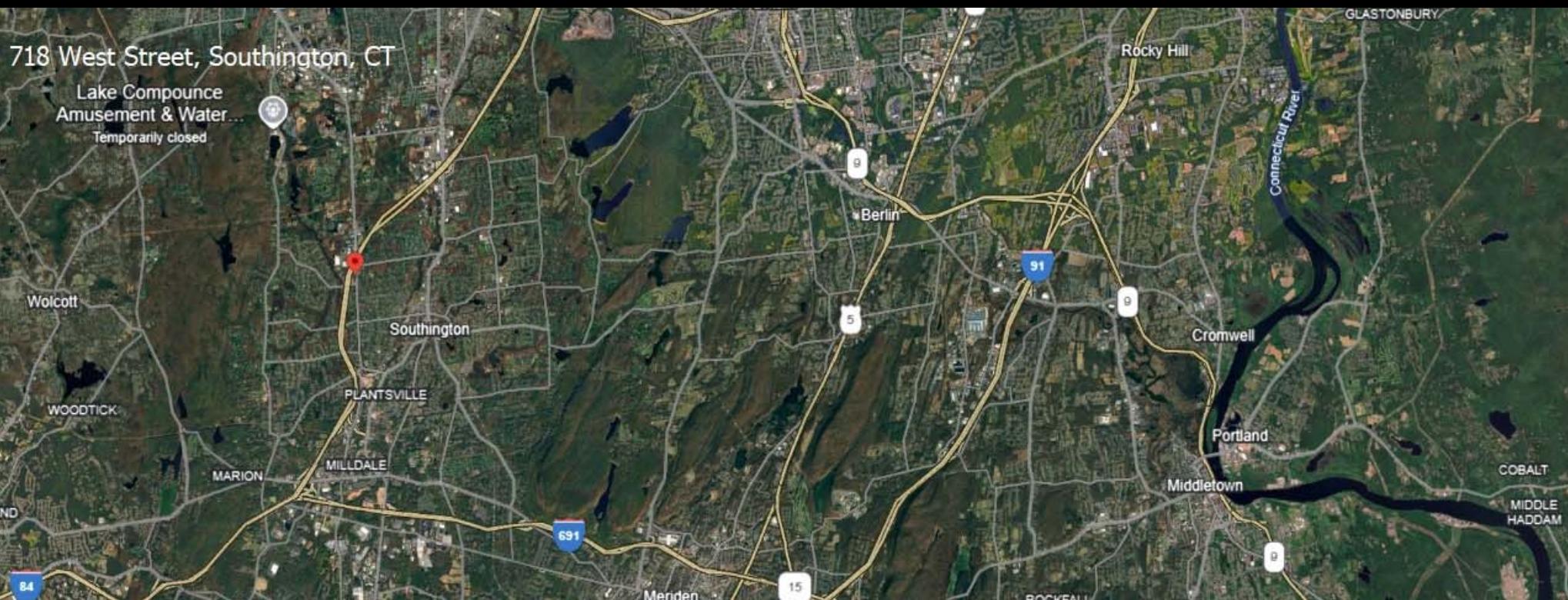


718 West Street, Southington, CT – Lower Level
HIGHEST AND BEST USE – ALTERNATIVE – COMMERCIAL USE -
FOR LEASE
9,324 SF – Lower Level – Divisible to say 4,600 SF

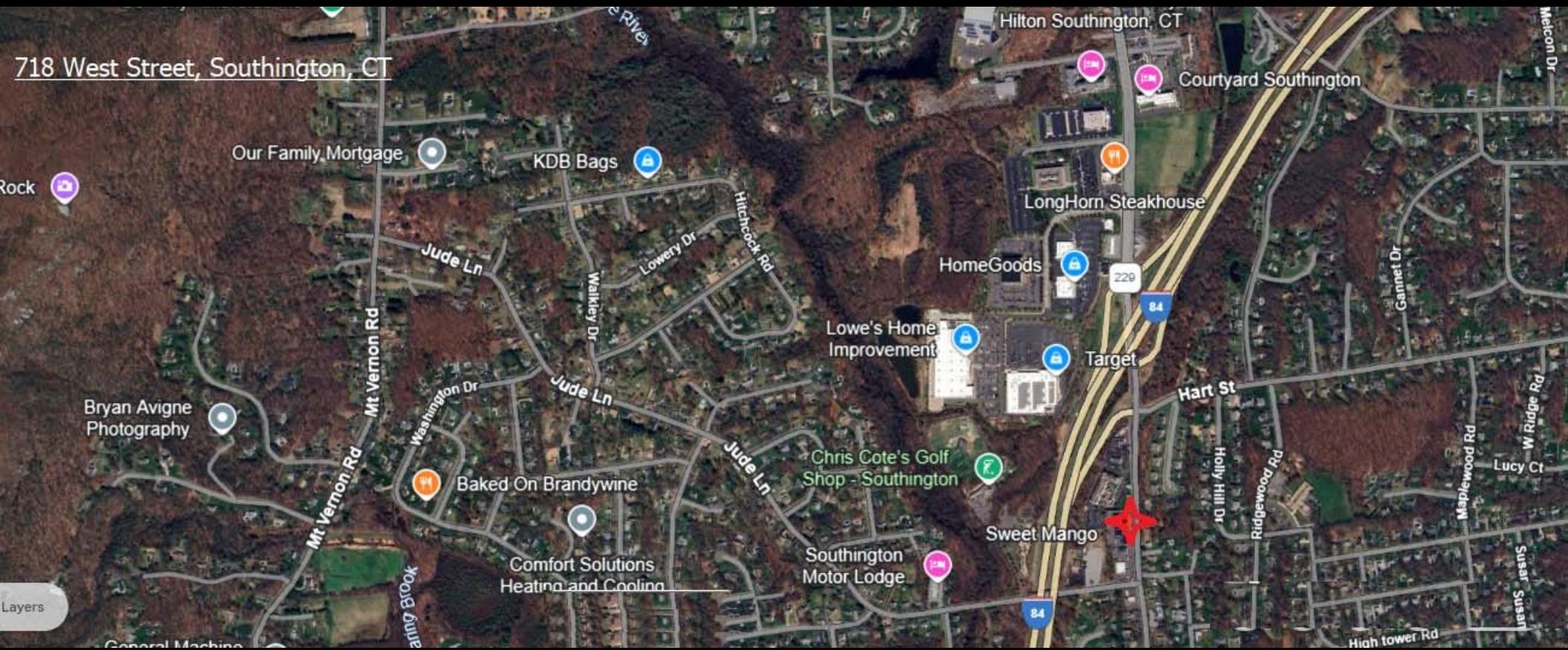








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Your time is appreciated...

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