

# FOR LEASE | MULTIPLE OFFICE SUITES

## 3 STORY BUILDING ON 0.63 ACRE IN BG ZONE

67 Prospect Avenue, West Hartford, CT 06106

LEASE RATE: \$18/SF GROSS PLUS ELECTRIC & JANITORIAL

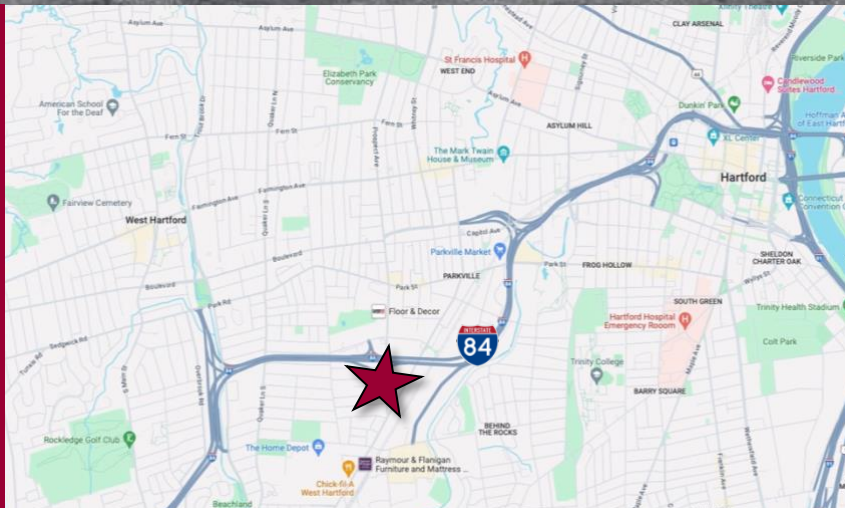


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 20,358± SF Building
- 3 Suites Available
- 3 Stories
- 1 Elevator
- 0.63 Acre
- Signage: Directory
- Parking: 60 Spaces
- Zoning: BG
- 1,500' from I-84, Exit 44
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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### BUILDING INFORMATION

GROSS BLD. AREA 20,358± SF  
AVAILABLE AREA Ste 101: 700± SF  
Ste 301: 700± SF  
Ste 302A: 1,320± SF-Avail: 1/1/25  
MAX CONTIGUOUS AREA 1,320± SF  
WILL SUBDIVIDE TO 700± SF  
NUMBER OF FLOORS 3  
FLOOR PLATE 6,786± SF  
CONSTRUCTION Steel Frame  
ROOF TYPE Flat, Built Up  
YEAR BUILT 1989

### SITE INFORMATION

SITE AREA 0.63 Acre  
ZONING BG  
PARKING 60 Spaces | 2.95/1000  
SIGNAGE Directory  
VISIBILITY Excellent  
FRONTAGE 147.5'  
HWY.ACCESS I-84, Exit 44

### UTILITIES

SEWER City  
WATER City  
GAS Yes

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Hot Air  
SPRINKLERED TBD  
ELECTRIC SERVICE TBD  
ELEVATOR(S) 1

### EXPENSES

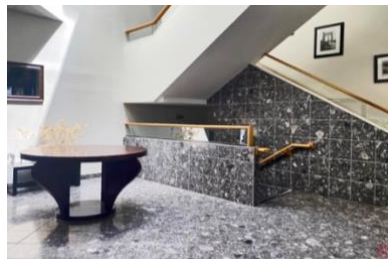
RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

**COMMENTS** Located minutes from UConn Hartford, CCSU, and Trinity College.

**DIRECTIONS** I-84, Exit 44. Right onto Kane St. Right onto Prospect Ave. Property is on the right.

### Property Highlights

- 20,358± SF Building
- 3 Suites Available
  - Ste 101: 700± SF
  - Ste 301: 700± SF
  - Ste 302A: 1,320± SF
    - Available 1/1/25
- 3 Stories
- Class "B" Office Space
- 1 Elevator
- 0.63 Acre
- Signage: Directory
- Parking: 60 Spaces
- Zoning: BG
- 1,500' from I-84, Exit 44
- Many area amenities
  - Shopping
  - Banking
  - Dining



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