

**OPPORTUNITY
ZONE
LOCATION**



Former Bank Headquarters, Main Street Corner

Amodio & Co has been exclusively retained to lease 1137 Main Street, East Hartford, CT. The property is suitable for many office uses and some retail on the main level. Many different size spaces and layouts. The front building was built specifically as a bank headquarters, with subsequent more recent additions. There is an additional 2-story warehouse outbuilding. Recent capital improvements in excess of \$550,000 include HVAC replacement & controls, roof, paving and more.

Property Features

- ▶ 29,691 SF Office/Retail + 7,080 SF Outbuilding
- ▶ Finished basement with usable space
- ▶ 3-stop elevator
- ▶ Exceptional highway access - I-84 & I-91
- ▶ Newer rubber roof, HVAC, paving, etc
- ▶ Redevelopment potential

\$5.00, \$12.50, \$13.50

Information contained herein had been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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Property Details

Total Building SF	29,691 SF & 7,080 SF	Dock, Drive-In & Rail Access	N/A
Lot Size	1.18 Acres	Electric Service	Yes
Max Contiguous/Min Divide	26,291 SF	Phone / Data Service	Yes
Number of Units	Multiple	Back-Up Power Supply	Yes, 150 kW
Additional Buildings	N/A	HVAC	Yes
Frontage	158'	Type of Heat	Forced Air
Parking	40	Natural Gas / Propane / Oil	Natural Gas
Number of Floors	3 (finished basement)	City Water / Well	City Water
Year Built	1949 & 1900	Sewer / Septic	City Sewer
Ceiling Height	Various	Sprinkler System	Dry & Wet
Ceiling Type	Drop Acoustic Tile, Open	Fire Prevention, Alarm	Yes
Restrooms	Multiple	Environmental Assessment	Unknown
Lighting	Various	Zoning	B5
Construction	Masonry	Assessment	\$1,059,780
Framing	Steel & Wood	Mill Rate	45.86
Roof Type	Flat, Rubber	Annual Real Estate Taxes	\$34,904
Column Spacing	Various	Access / Visibility	Corner Street Frontage
Elevator	Yes	Traffic Count	+/- 22,800 ADT
Basement	Yes, Full	Signage	Yes

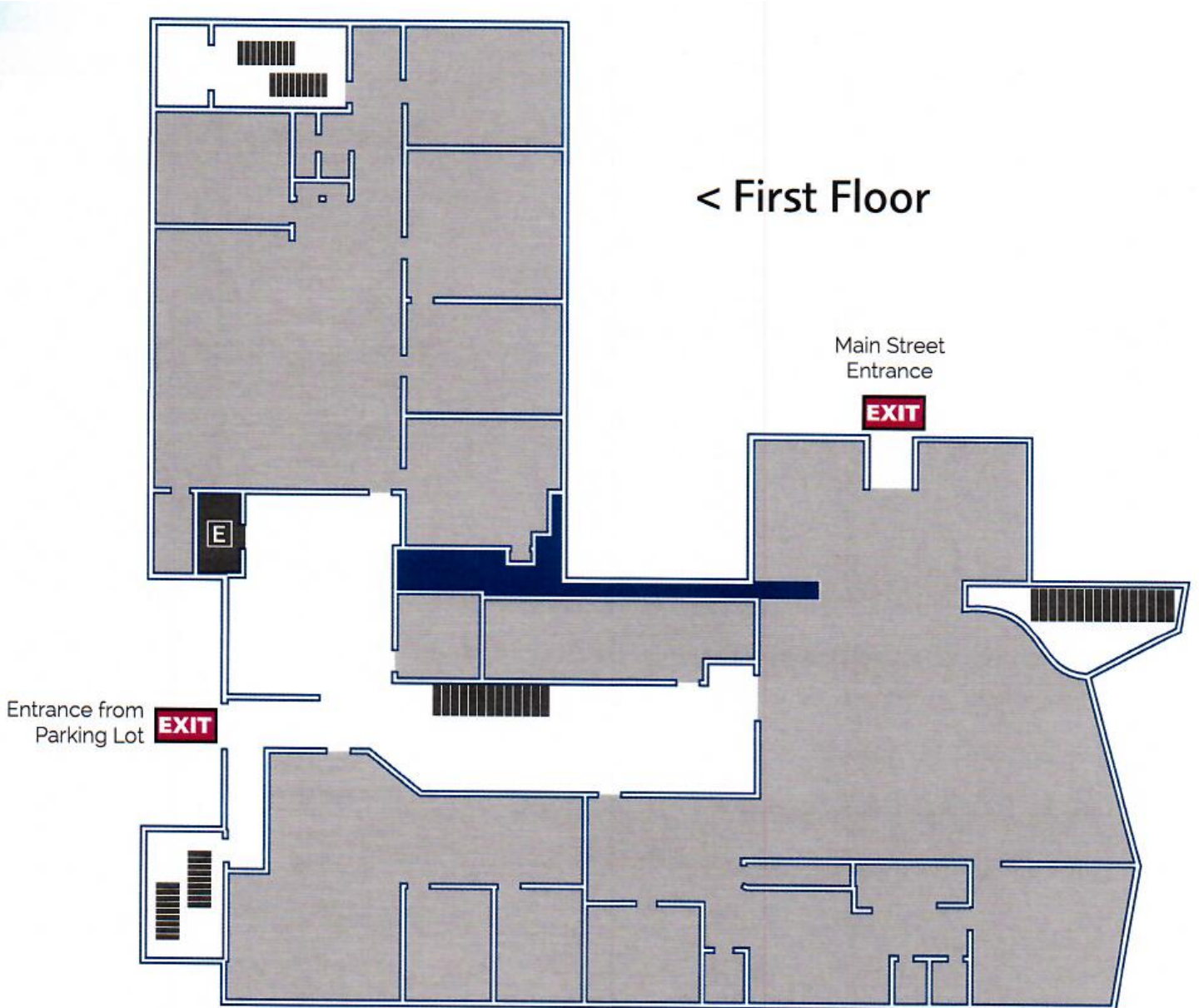
Property Location



GIS Map



Floor Plan



Floor Plan

Second Floor >



< Basement

Property Photos



Property Photos

