

ONE

financial plaza

The Gold Building | Hartford, CT



SHELBOURNE

AVISON
YOUNG



positioned perfectly for today's tenant

- Most efficient floor plates in Hartford's CBD
- Multiple fiber providers for telecommunications
- 7 watts per square foot of electricity
- Hartford's only outdoor seating/collaborative work space
- Attached garage parking with 2/1,000 ratio
- Proximity to Hartford's Live, Work, Play & Learn Community

more commonly known as "The Gold Building",

One Financial Plaza is one of the City of Hartford's most prestigious Class A office towers. Immediately identified by its distinctive gleaming gold-glass facade, the property boasts an elite tenant roster that includes Travelers, Accenture, KPMG, Conning & Co., TIAA-CREF, General Reinsurance, Barings and People's United Bank.

Measuring approximately **621,000 square feet**, One Financial Plaza consists of a **26-story Class A office tower** complimented by an attached eight-story, **1,141-space parking garage** and street-level retail. Situated prominently at the corner of Main and Pearl Streets, "The Gold Building" is a **landmark office tower** and one of the most recognizable corporate addresses within the Hartford Central Business District.

One Financial Plaza offers best in Class A tenant amenities; a newly updated lobby with touch down seating, Hartford's only outdoor seating/collaborative work space, a newly renovated café with catering services, a 'grab and go' style food and coffee kiosk, lobby and building signage for major tenants, dry-cleaning pickup and delivery, full-service banking with ATM, 24-hour security, on-site property management and attached garage parking.

property features & amenities



Most efficient floor plates in Hartford CBD



Full service café with catering services



State-of-the-art elevators & building mechanical systems



Prepared food/coffee kiosk



Panoramic 360 degree views



Full-service retail bank branch & ATM



Indoor/outdoor collaborative spaces



Dry-cleaning pickup & delivery service



On-site, garage parking at a ratio of 2/1,000 RSF



24-hr guard service



Immediate access to public transportation



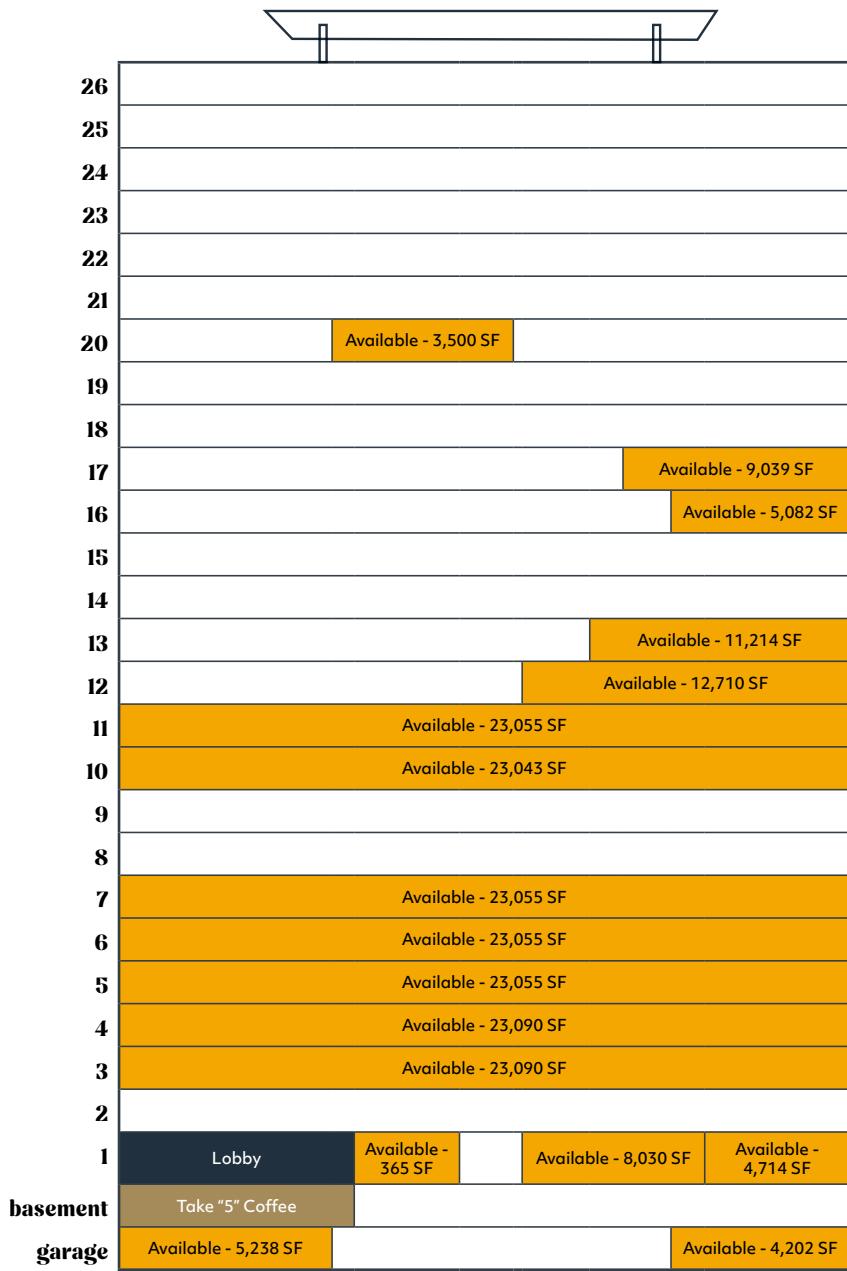
On-site professional property management



Brand new fitness center



AVISON
YOUNG



26 story
office tower

105,460 sf
available

tenant roster includes:

Sun Life
Virtus Investment Partners
Global Atlantic
Accenture
KPMG
Conning & Co.
General Reinsurance



sample low rise floor plan



sample high rise floor plan



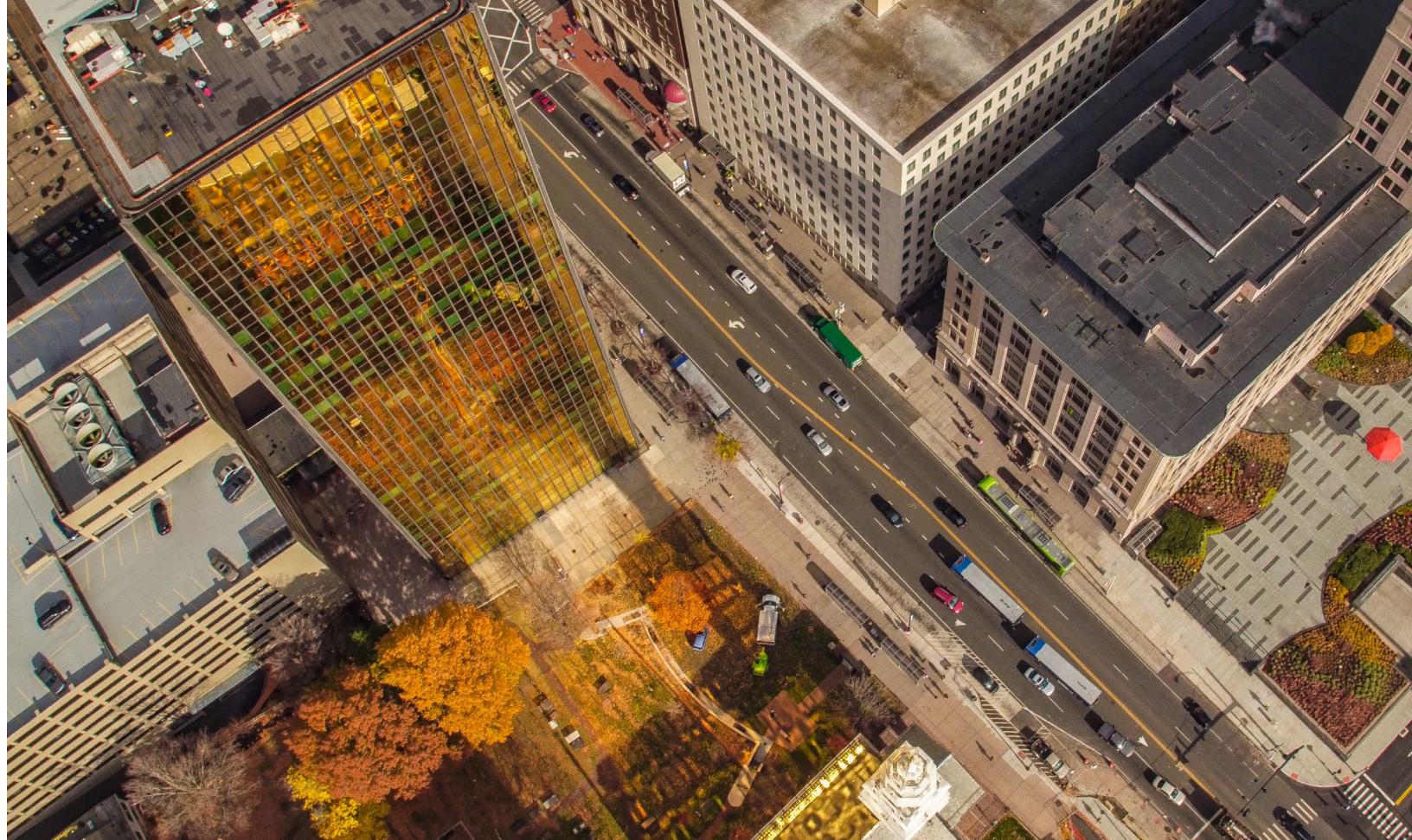
best parking in the city

One Financial Plaza offers tenants a 2/1,000 sf on-site parking ratio, exceedingly easy access and optional reserved parking for employees.

location

- Immediately accessible from all major regional highways; I-84, 1-91 and Route 2
- Expansive views of the Connecticut River, Bushnell Park, the State Capitol and the CBD.
- A Walk Score® of 95 for walk-ability, and excellent scores for transit and bike-ability.
- Within walking distance to restaurants, retail services and entertainment; everything that makes Hartford a Live, Work, Play and Learn community.





parking details

Address 55 Pearl Street

Manager LAZ Parking

of Spaces 1,141

Monthly Cost (Unreserved) \$195.00*

Monthly Cost (Reserved) \$250.00*

Daily Rate \$22.00

Event Rate \$10.00

Hourly Rates
\$2.00/30 minutes
\$22.00 6am - 6pm
\$7.00 after 6pm

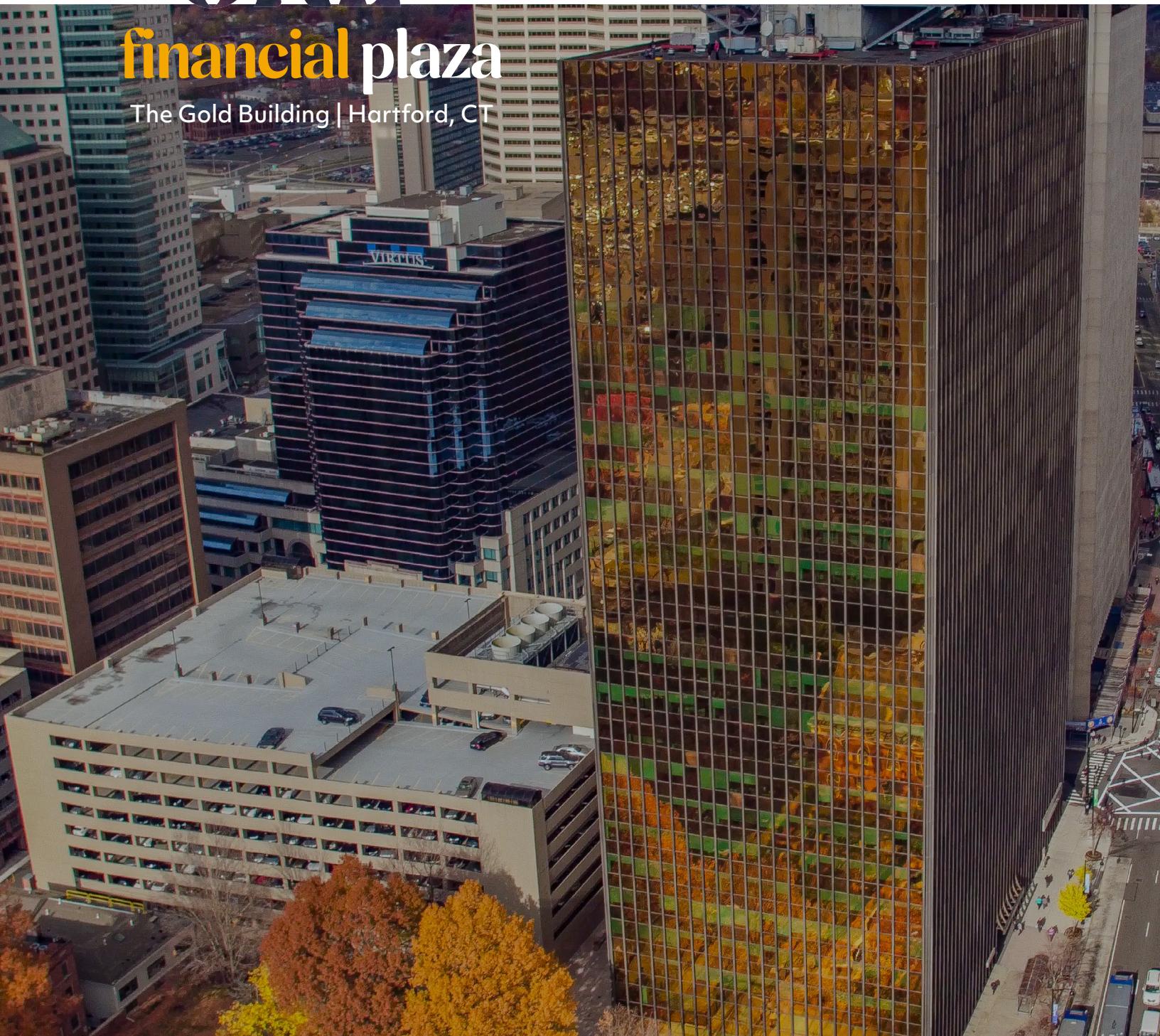
* prices exclude CT sales tax



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