

# 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





26	
25	
24	
23	
22	
21	
20	Available - 3,500 SF
19	
18	
17	Available - 9,039 SF
16	Available - 5,082 SF
15	
14	
13	Available - 11,214 SF
12	Available - 12,710 SF
11	Available - 23,055 SF
10	Available - 23,043 SF
9	
8	
7	Available - 23,055 SF
6	Available - 23,055 SF
5	Available - 23,055 SF
4	Available - 23,090 SF
3	Available - 23,090 SF
2	
1	Lobby Available - 365 SF Available - 8,030 SF Available - 4,714 SF
basement	Take "5" Coffee
garage	Available - 5,238 SF Available - 4,202 SF

# 26 story

office tower

## 105,460 sf

available

## tenant roster includes:

Sun Life

Virtus Investment Partners

Global Atlantic

Accenture

KPMG

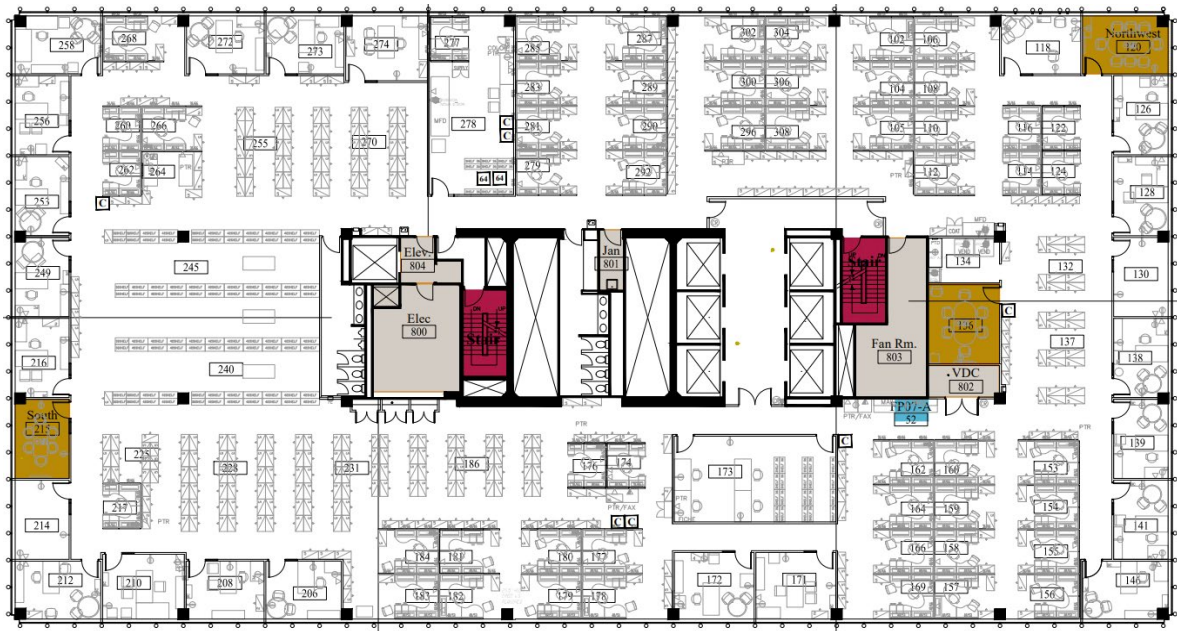
Conning & Co.

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, I-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

<b>Address</b>	55 Pearl Street
<b>Manager</b>	LAZ Parking
<b># of Spaces</b>	1,141
<b>Monthly Cost (Unreserved)</b>	\$195.00*
<b>Monthly Cost (Reserved)</b>	\$250.00*
<b>Daily Rate</b>	\$22.00
<b>Event Rate</b>	\$10.00
<b>Hourly Rates</b>	\$2.00/30 minutes \$22.00 6am - 6pm \$7.00 after 6pm

*\* prices exclude CT sales tax*



WALK SCORE

95



TRANSIT SCORE

84



BIKE SCORE

80



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**for more information, please contact:**

**Andrew Filler, Principal**

+1 860 327 8302

[andrew.filler@avisonyoung.com](mailto:andrew.filler@avisonyoung.com)

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