

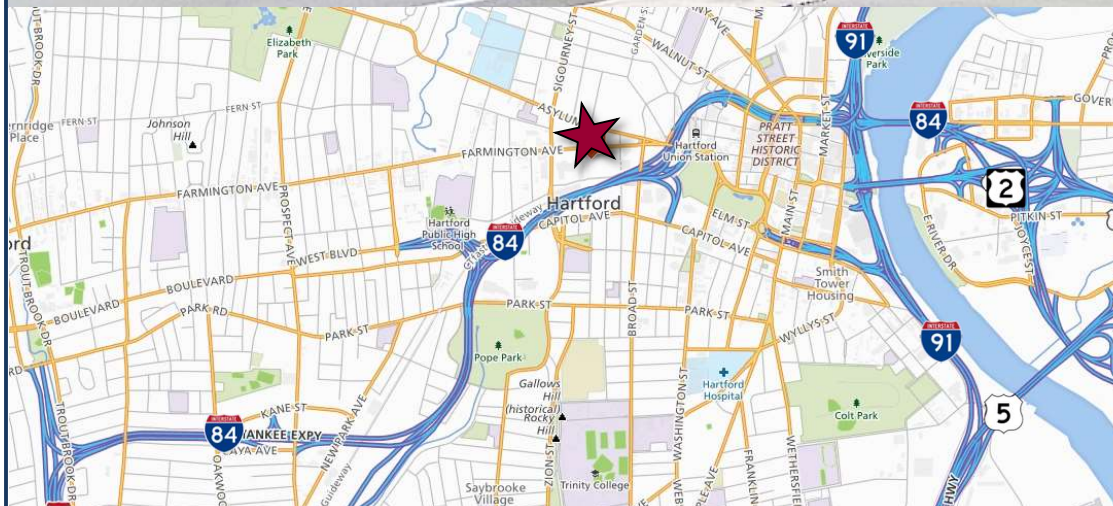
# FOR LEASE | UP TO 12,000± SF OFFICE SPACE BELOW GRADE, 1<sup>ST</sup>, AND 3<sup>RD</sup> FLOORS AVAILABLE

765-775 Asylum Avenue, Hartford, CT 06105

LEASE RATE: \$14.50/SF PLUS UTILITIES & JANITORIAL



Ranked in Top 50  
Commercial Firms in U.S.



## Property Highlights

- 29,792± SF Building
- Below Grade, 1<sup>st</sup>, & 3<sup>rd</sup> fl available
- Min SF Available: 5,993± SF
- Max Contiguous: 12,000± SF
- 4-Stop Elevator
- 0.67± acre
- 56± parking spaces
- Traffic: 17,434 ADT
- Zoning: MX-1
- Excellent Visibility
- Less than ½ mile to I-84

For more information contact:

Carol Karney | 860-761-6015 | [ckarney@orlcommercial.com](mailto:ckarney@orlcommercial.com) or 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

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 29,792± SF  
AVAILABLE FLOORS FOR LEASE Below Grade, 1<sup>st</sup>, & 3<sup>rd</sup> floor  
MINIMUM FOR LEASE 5,993± SF  
MAX CONTIGUOUS FOR LEASE 12,000± SF  
NUMBER OF FLOORS 4  
FLOOR PLATE 7,500± SF typical  
CONSTRUCTION Steel Frame, brick exterior  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1961, renovated 1998

## SITE

SITE AREA 0.67 acres  
ZONING MX-1  
PARKING 56± spaces  
SIGNAGE Possible On building  
VISIBILITY Excellent  
FRONTAGE 160'  
HWY.ACCESS ½ mile to I-84  
TRAFFIC COUNT 17,434 ADT

## UTILITIES

SEWER MDC  
WATER MDC  
GAS Yes

## EXPENSES

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

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas Fired Forced Hot Air  
SPRINKLERED TBD  
ELEVATOR(S) 4-Stop Elevator  
LIGHTING Fluorescent

**COMMENTS** Card access system. New elevator piston 2020.

**DIRECTIONS** I-84 to Exit 48. Bear right onto Asylum Avenue

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- 4-Stop Elevator
- 0.67± acre
- 56± parking spaces
- Traffic: 17,434 ADT
- Zoning: MX-1
- Excellent Visibility
- Less than ½ mile to I-84
- Many area amenities
  - Shopping
  - Banking
  - Dining



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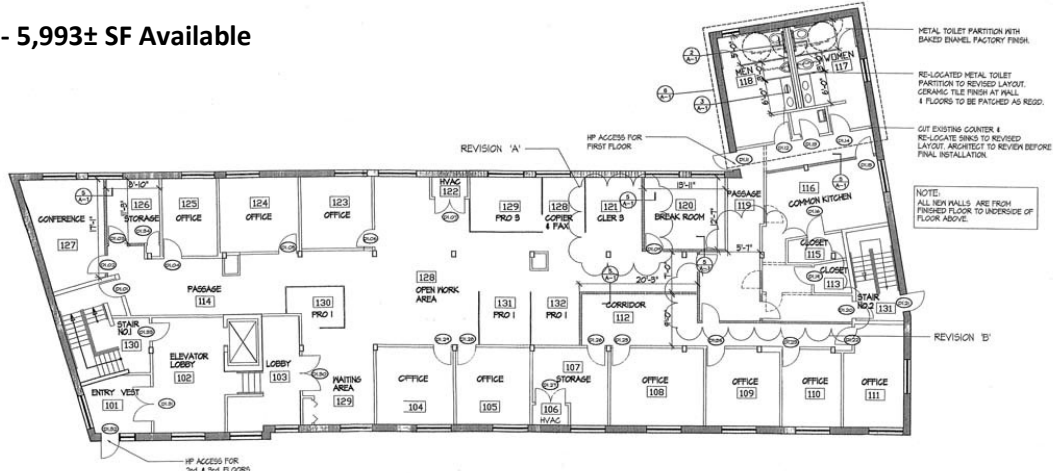
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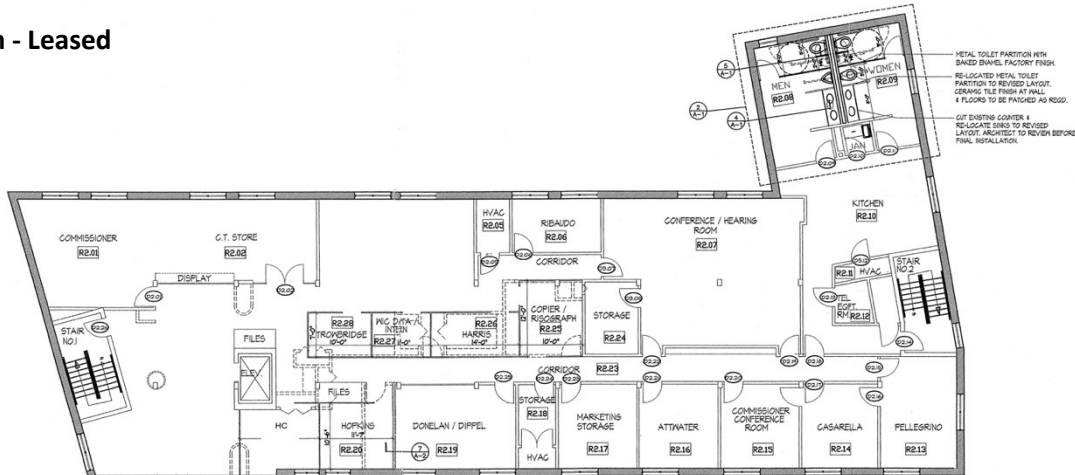
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**Below Grade - 6,000± SF Available**  
(Floor Plan TBD)

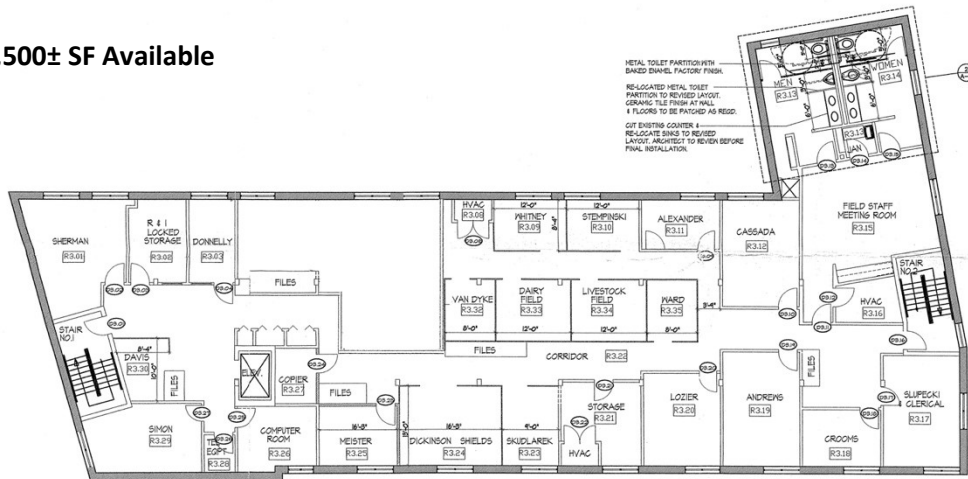
**1<sup>st</sup> Floor Plan - 5,993± SF Available**



**2<sup>nd</sup> Floor Plan - Leased**



**3<sup>rd</sup> Floor Plan - 7,500± SF Available**



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