

# FOR SUBLEASE | 1,860± SF RETAIL / BANK SPACE CITY PLACE II | MULTI-STORY OFFICE BUILDING | IN-LINE SPACE

151-163 Asylum Street, Suite 110, Hartford, CT 06103

REDUCED SUBLEASE RATE: \$18/SF NNN | SUBLEASE EXPIRES ON MARCH 31, 2023

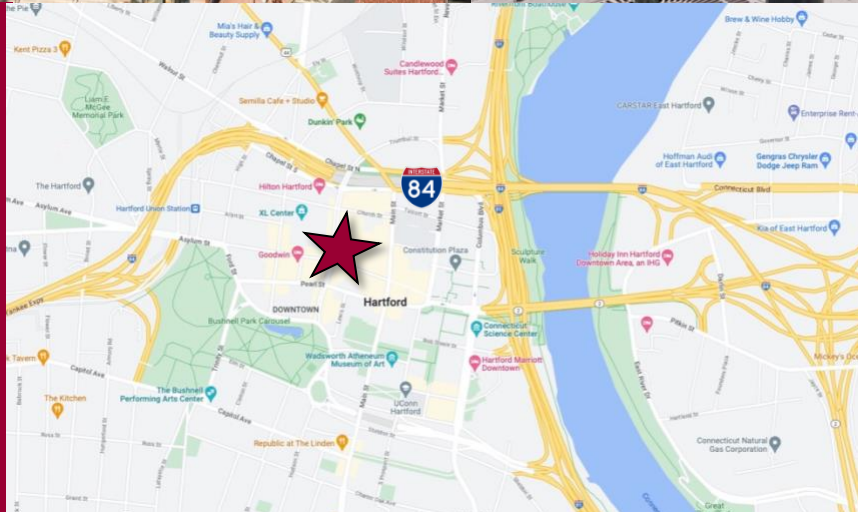


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- 406,334± SF Building
- Suite 110: In-Line Space
  - 1,860± SF Available
- 18 Stories
- 0.89 Acre
- Parking Garage
- Zoning: DT-1
- Traffic: 7,100 ADT
- Prime Downtown Area
- I-84, Exit 50

For more information contact: [Thomas Wilks](mailto: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

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# FOR SUBLEASE | 1,860± SF RETAIL / BANK SPACE

## CITY PLACE II | MULTI-STORY OFFICE BUILDING | IN-LINE SPACE



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### BUILDING INFORMATION

GROSS BLD. AREA 406,334± SF  
 AVAILABLE AREA Suite 110: 1,860± SF  
 NUMBER OF FLOORS 18  
 CONSTRUCTION Masonry  
 ROOF TYPE Metal  
 YEAR BUILT 1989

### SITE INFORMATION

SITE AREA 0.89 Acre  
 ZONING DT-1  
 PARKING Parking Garage  
 SIGNAGE On-Door / On Building  
 VISIBILITY Excellent  
 FRONTAGE On Asylum Street  
 HWY.ACCESS I-84, Exit 50  
 TRAFFIC COUNT 7,100 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Hot Air  
 SPRINKLERED 100% Wet  
 ELEVATOR(S) 6

### UTILITIES

SEWER City  
 WATER City  
 GAS Yes

### AREA RETAIL

Key Bank, Starbucks,  
 Trumbull Kitchen, Burger  
 King, Max Downtown,  
 Juiced Up Juice Bar, Four  
 Dads Pub, Russian Lady

### EXPENSES

RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  Landlord  
 ESTIMATED CAM \$12.25/SF  
 ESTIMATED TAXES \$3.87/SF

### COMMENTS

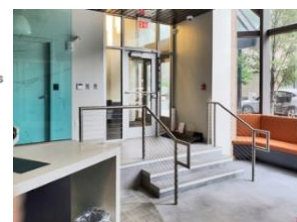
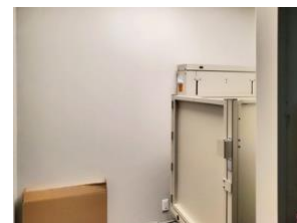
Former Bank on 1<sup>st</sup> Floor

### DIRECTIONS

I-84, Exit 50. Straight onto  
 US-44 (Morgan St N). Left  
 onto Main St. Right onto  
 Asylum Street. Property is  
 on the left.

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- Suite 110: In-Line Space
  - 1,860± SF Available
- 18 Stories
- 0.89 Acre
- Parking Garage
- Zoning: DT-1
- Traffic: 7,100 ADT
- Prime Downtown Area
- I-84, Exit 50
- Many area amenities
  - Shopping
  - Banking
  - Dining



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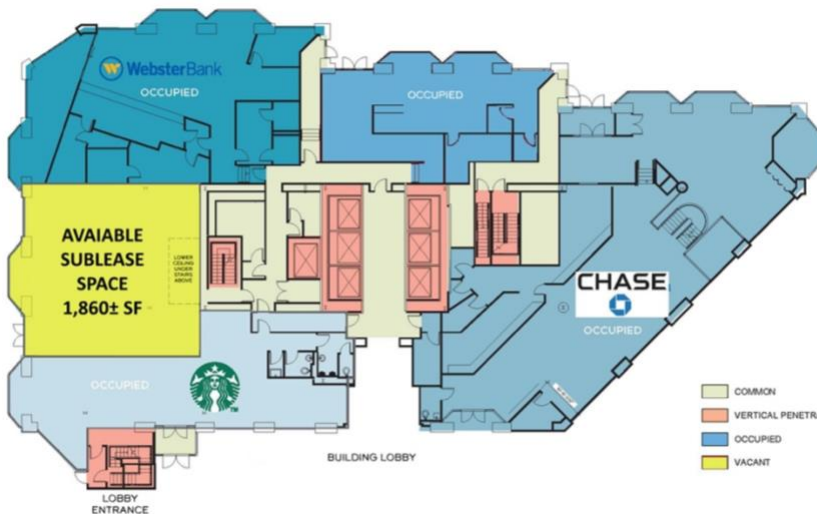


FIND US ON



TRUMBULL STREET

ASYLUM STREET



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