



# ONE FINANCIAL PLAZA

**EASY ACCESS  
NO ELEVATOR REQUIRED!**

**FIRST TIME AVAILABLE  
THE ENTIRE SECOND FLOOR**



# A GOLDEN OPPORTUNITY

**PLEASE CONTACT:**

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**LAZ**  
SHELBOURNE

**AVISON  
YOUNG**

## ONE FINANCIAL PLAZA

*POSITIONED PERFECTLY FOR THE MODERN TENANT*

### **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 recognizable 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 and People’s United Bank.

Measuring approximately **621,000 square feet**, One Financial Plaza consists of a **26-story office tower** coupled with 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 structures within the Hartford Central Business District.

One Financial Plaza offers only the best in Class A tenant amenities; lobby and building signage for major tenants, an updated lobby with touch down seating, a newly renovated café with catering services, dry-cleaning pickup and delivery, full-service banking with ATM, 24-hour security, on-site ownership, on-site property management and attached garage parking with the highest parking ratio in the city.





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## BEST IN CLASS A TENANT AMENITIES



FULL SERVICE CAFÉ WITH  
CATERING SERVICES



ON-SITE, GARAGE PARKING AT  
A RATIO OF 2/1,000 RSF



FULL-SERVICE RETAIL BANK  
BRANCH & ATM



ON-SITE PROFESSIONAL  
PROPERTY MANAGEMENT



STATE-OF-THE-ART  
ELEVATORS & BUILDING  
MECHANICAL SYSTEMS



MOST EFFICIENT FLOOR PLATES  
IN HARTFORD'S CBD



24-HR GUARD SERVICE



PANORAMIC 360 DEGREE  
VIEWS



IMMEDIATE ACCESS TO  
PUBLIC TRANSPORTATION

The **2ND FLOOR** of One Financial Plaza are available for the **FIRST TIME EVER**. Suites available from 2,700 to 23,500 SF.

### 2ND FLOOR POTENTIAL BUILD OUT AND VIEW

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