# FINANCIAL PLAZA

EASY ACCESS NO ELEVATOR REQUIRED!

# A GOLDEN OPPORTUNITY

## PLEASE CONTACT:

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FIRST TIME AVAILABLE

THE ENTIRE SECOND FLOOR



# **ONE FINANCIAL PLAZA** POSITIONED PERFECTLY FOR THE MODERN TENANT

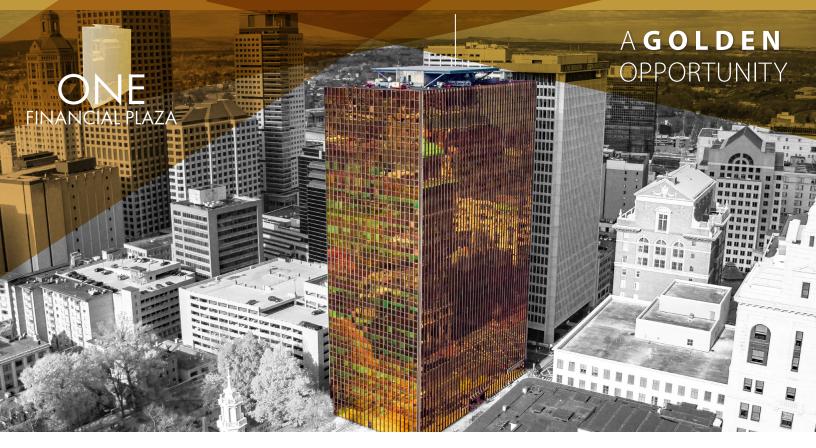
## MORE COMMONLY KNOWN AS "THE GOLD BUILDING"

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.





#### **BEST IN CLASS A TENANT AMENITIES**



FULL SERVICE CAFÉ WITH CATERING SERVICES



ON-SITE PROFESSIONAL PROPERTY MANAGEMENT



24-HR GUARD SERVICE



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

A RATIO OF 2/1,000 RSF

ON-SITE, GARAGE PARKING AT

PANORAMIC 360 DEGREE VIEWS



FULL-SERVICE RETAIL BANK BRANCH & ATM

MOST EFFICIENT FLOOR PLATES IN HARTFORD'S CBD



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.

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