



18 North Main Street

18 North Main Street, West Hartford, Connecticut 06107

Property Features

- West Hartford Center Location
- Corner Space with Great Views
- Walking Distance to Area Amenities
- Kitchenette
- Covered Parking
- Elevator
- Potential to Acquire Existing Furniture



Demographics	1 Mile	2 Miles	3 Miles
Total Population:	16,567	55,315	111,638
Total Households:	7,053	22,457	44,833
Traffic Count:	14,600		

For more information:

Carl Berman CCIM, MICP

877 327 3755 x307 • cberman@naielite.com

Richard Kaelin

877 327 3755 x202 • rkaelin@naielite.com

For Lease

Office



Property Summary

Available SF:	2,140 SF
Lease Rate:	\$24.00 SF/yr (Full Service)
Lot Size:	0.68 Acres
Building Size:	37,765 SF
Building Class:	B
Ceiling Height:	8.0 FT
Year Built:	1973
Zoning:	R-6
Market:	West Hartford
Sub Market:	West Hartford Center
Cross Streets:	Loomis Drive
Traffic Count:	14,600

Property Overview

Office Space with immediate availability for sub-lease expiring in September 2020. Third floor corner office space available for sublease located in the West Hartford Center. Six rooms with large windows with great views of West Hartford Center. Open Bullpen Area and Kitchenette / Storage Area.

Location Overview

2,140 rentable square feet on the 3rd floor of the commercial office building located at 18 North Main St, West Hartford, CT 06119. 0.68 Acres. R-6 Zoning. PID: 20481. West Hartford is located just 5 miles from downtown Hartford, and with a population of just over 60,000 claims itself as Connecticut's 11th most populous town. Many know West Hartford for the downtown area, West Hartford Center, which is home to many renowned restaurants and shops, as well as many small businesses. West Hartford Center attracts many people from neighboring cities and towns as an upscale downtown area, a truly one of a kind place.

For Lease

Office

Property Name:	18 North Main Street 3rd Floor Office Suite
Property Address:	18 North Main Street West Hartford, CT 06107
Property Type:	Office
APN:	3836 2 18 0001
Lot Size:	0.68 Acres
Building Class:	B
Zoning:	R-6
Parking Spaces:	8
Parking Ratio:	4.0
Cross Streets:	Loomis Drive
Year Built:	1973
Number Of Stories:	3
Foundation:	Concrete
Walls:	Sheetrock
Roof:	Flat Rubber Membrane



Commercial Real Estate Services, Worldwide.

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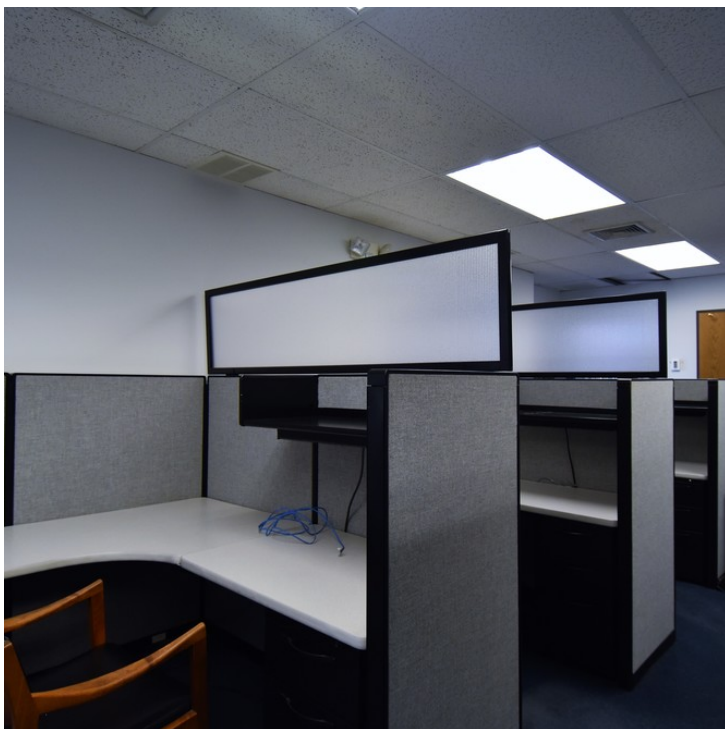
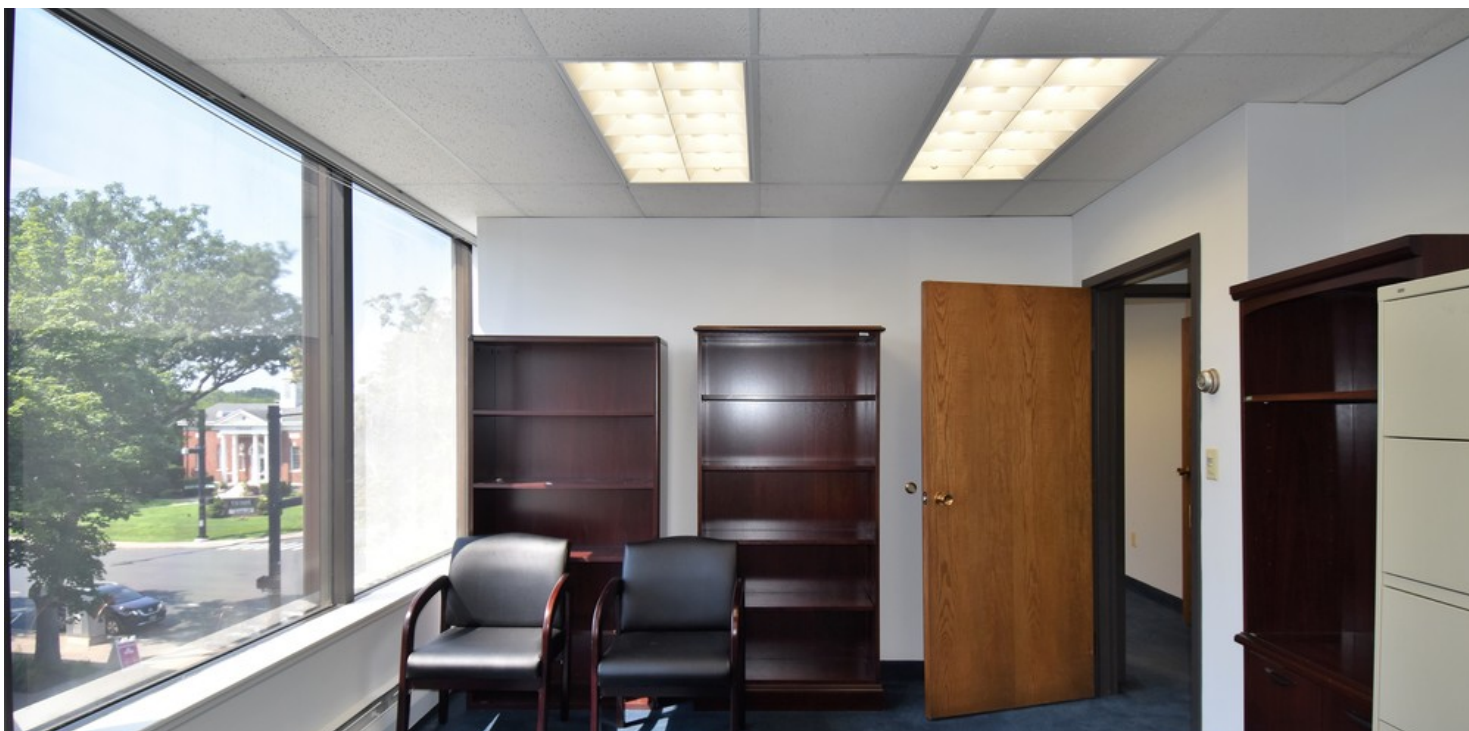
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Office



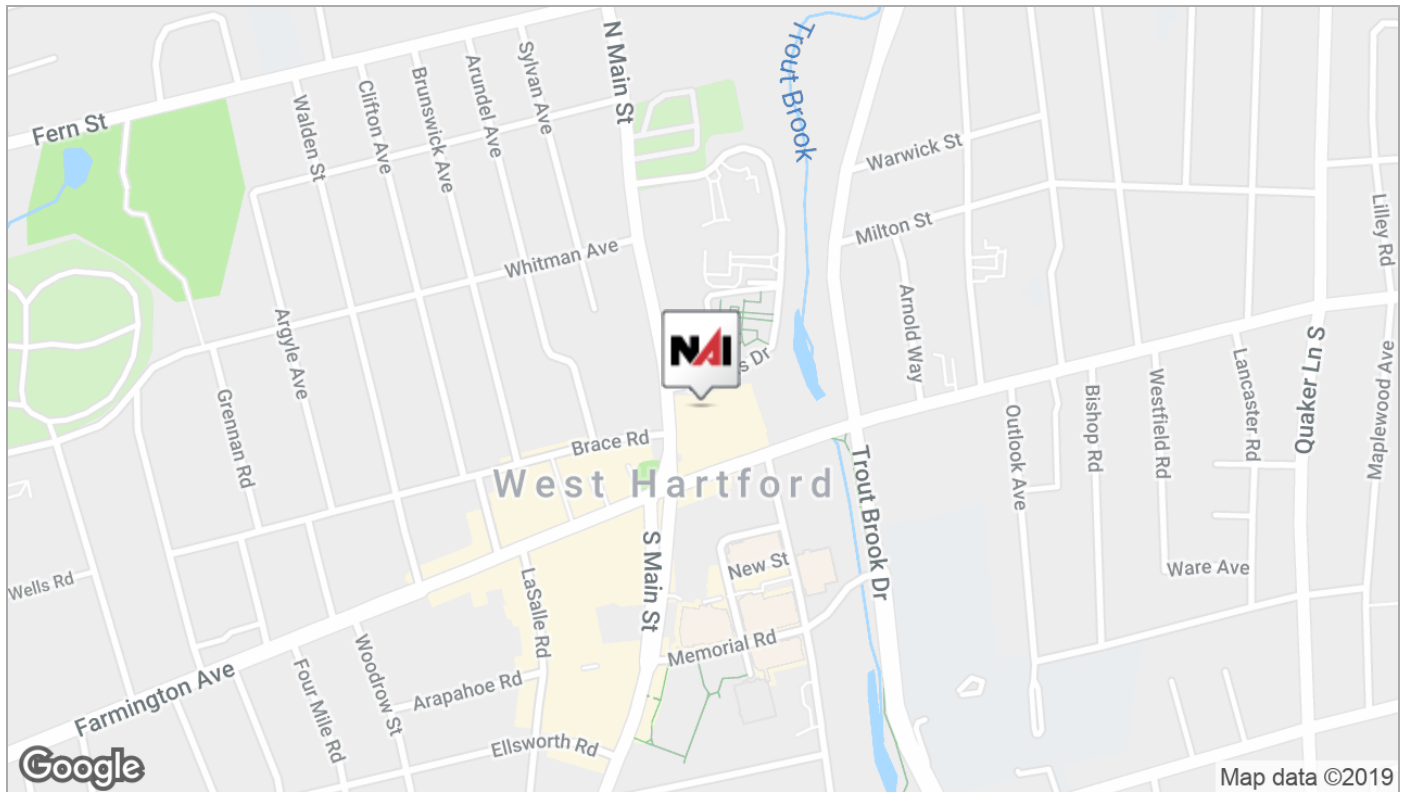
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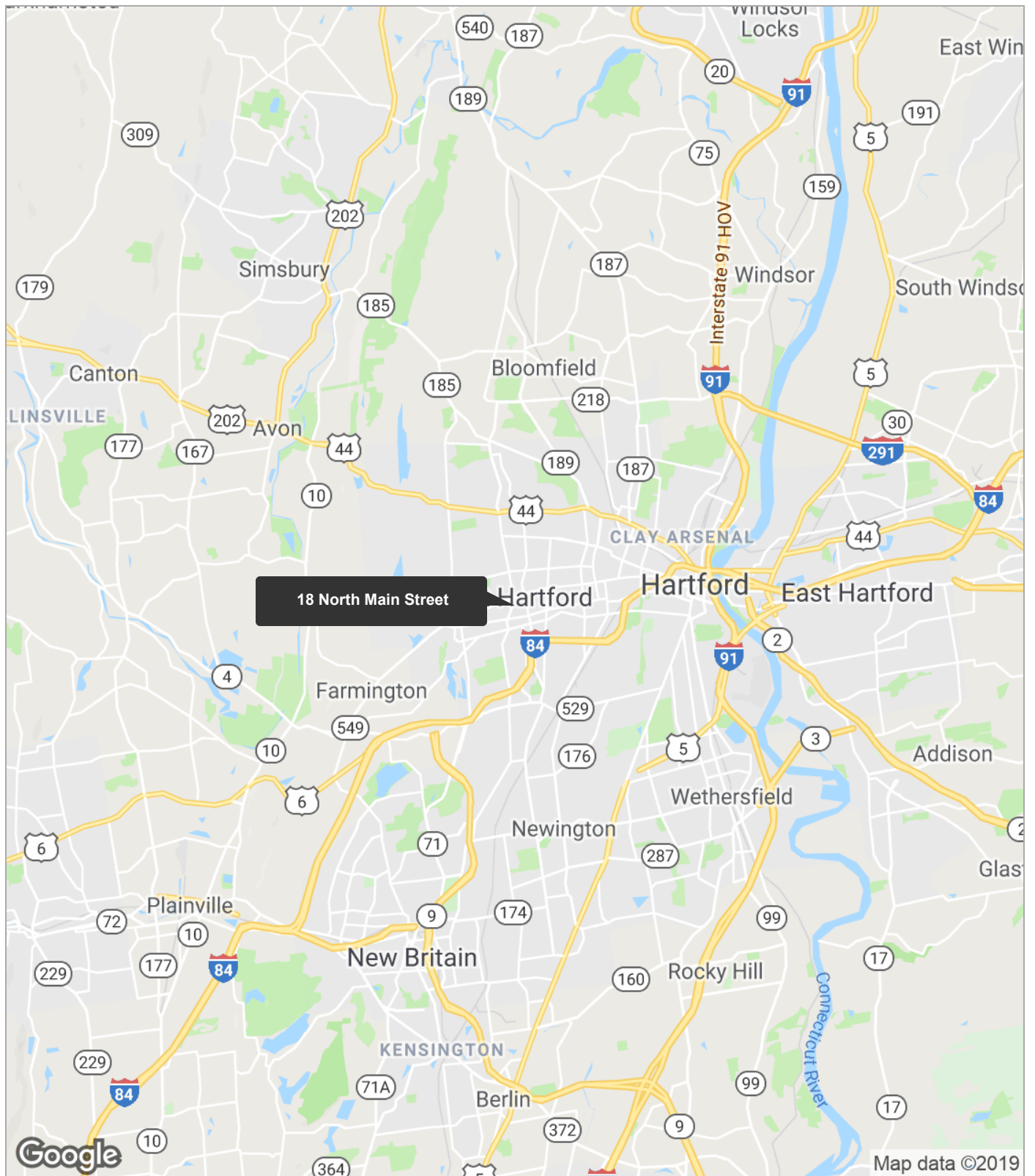
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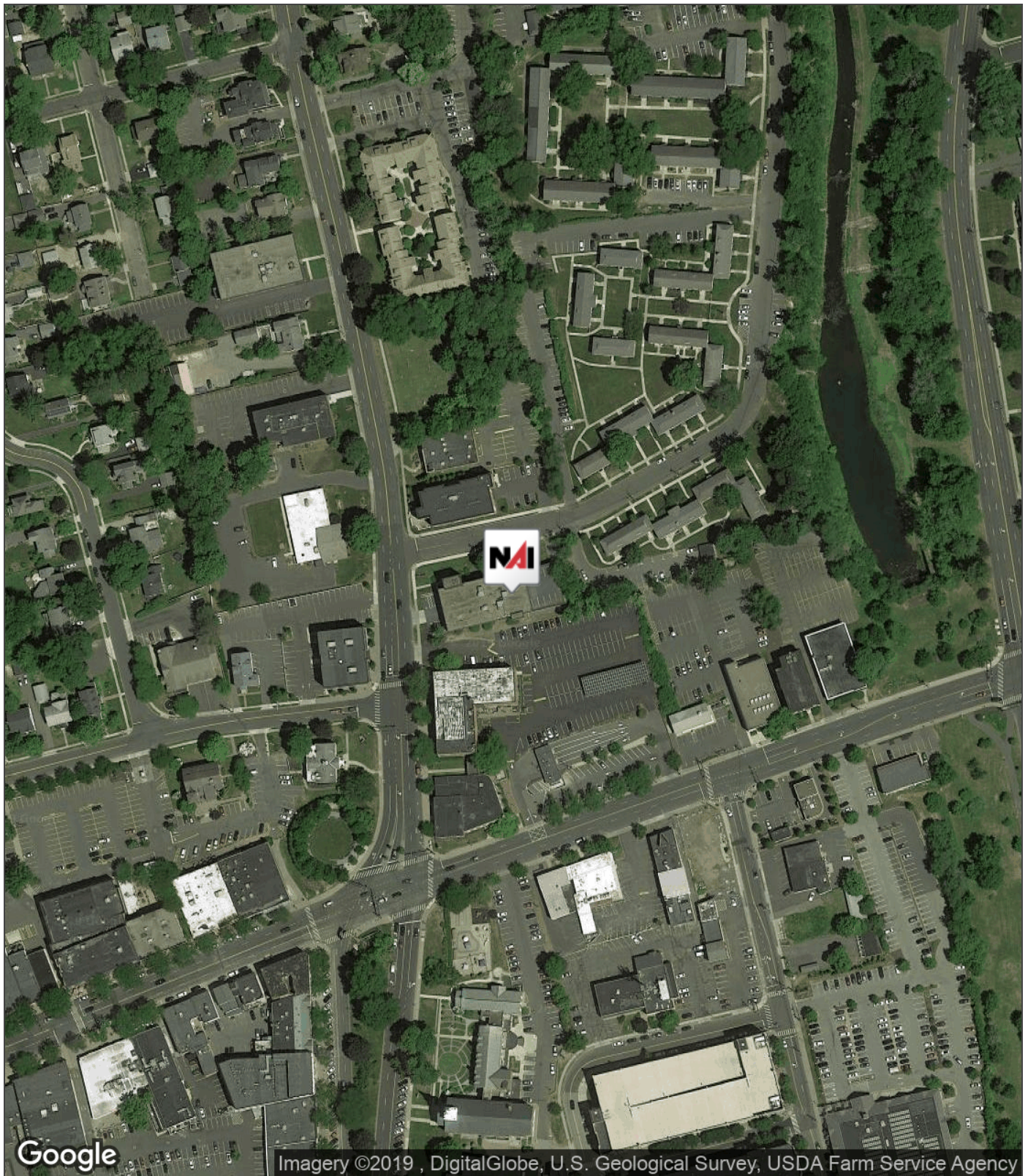
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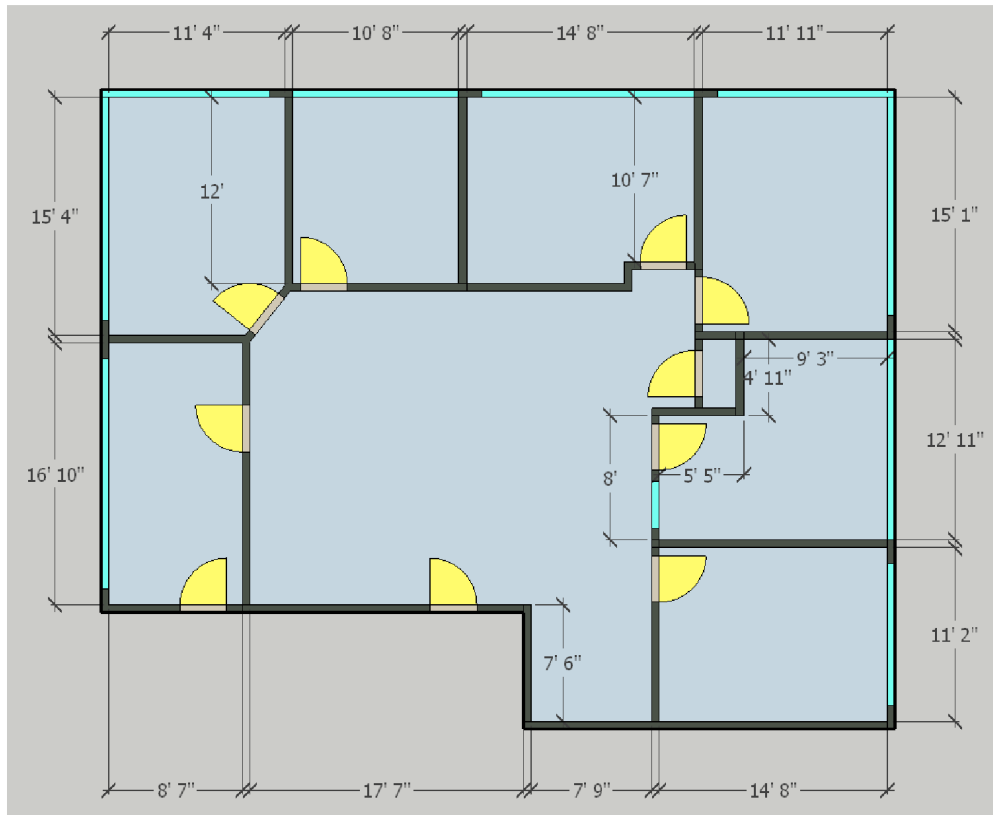
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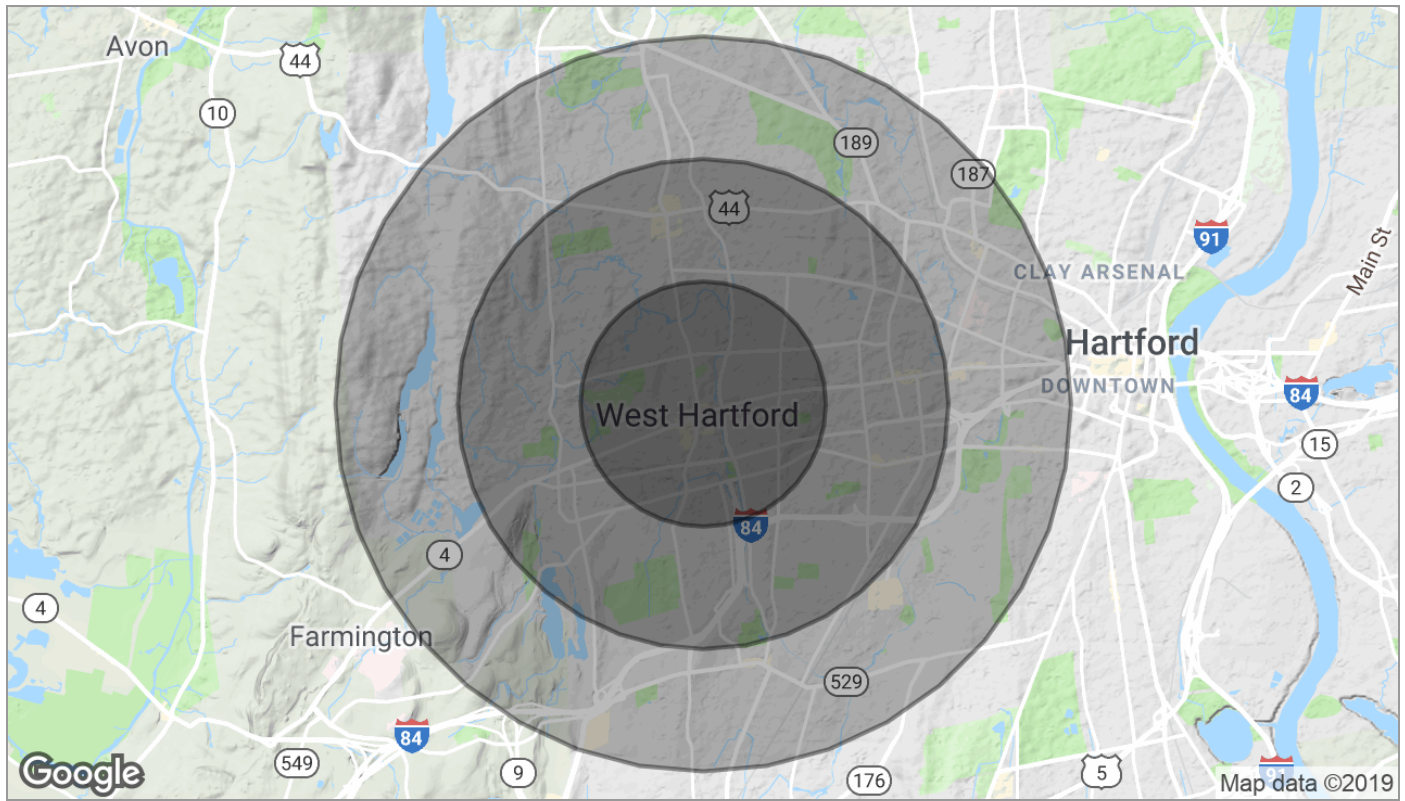
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18 North Main St, West Hartford, CT: 2,140 RSF



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only - all dimensions to be checked; do not scale drawing. We have no reason to doubt its accuracy, but we do not guarantee, warranty or make any representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.

For Lease Office



Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	16,567	55,315	111,638
MEDIAN AGE	40.9	39.8	38.9
MEDIAN AGE (MALE)	38.9	38.3	37.8
MEDIAN AGE (FEMALE)	42.3	40.8	39.8
Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	7,053	22,457	44,833
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$98,876	\$99,056	\$87,205
AVERAGE HOUSE VALUE	\$360,665	\$368,641	\$374,556
Race	1 Mile	2 Miles	3 Miles
% WHITE	84.6%	80.4%	68.6%
% BLACK	4.6%	6.5%	12.3%
% ASIAN	6.1%	7.0%	6.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.5%
% OTHER	2.2%	3.3%	8.9%
Ethnicity	1 Mile	2 Miles	3 Miles
% HISPANIC	7.0%	11.0%	18.4%

* Demographic data derived from 2010 US Census