

# LEASE

## 1 GROVE STREET

1 Grove St New Britain, CT 06053



### PROPERTY DESCRIPTION

One Grove Place is a 106,000 square foot medical and general office building in New Britain, Connecticut. The property sits next to Route 72 between I-84 and Route 9 and includes two surface parking lots. This six-story building hosts a mix of state agencies and medical practices. Located in the Central Business District, it offers convenient access to the Fast Track busway. Suites from 1,500 to 14,000 square feet are available. The property features on site security and professional management. For leasing details, contact Don Sagarino at 860-836-8711 or Jim McCall at 203-376-9650.

### PROPERTY HIGHLIGHTS

- 1,500-14,000 SF available
- Adjacent to Route 72 between I-84 and Route 9
- Two parking lots
- Elevators and handicap accessible
- On-site security and property management

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Number of Units:	7
Available SF:	1,500 - 14,000 SF
Lot Size:	2.48 acres
Building Size:	157,747 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,051	34,413	65,118
Total Population	26,536	88,134	160,310
Average HH Income	\$54,793	\$83,688	\$102,932

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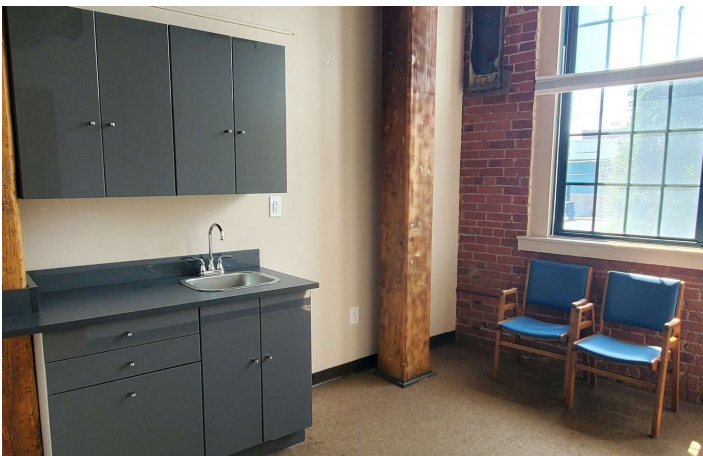
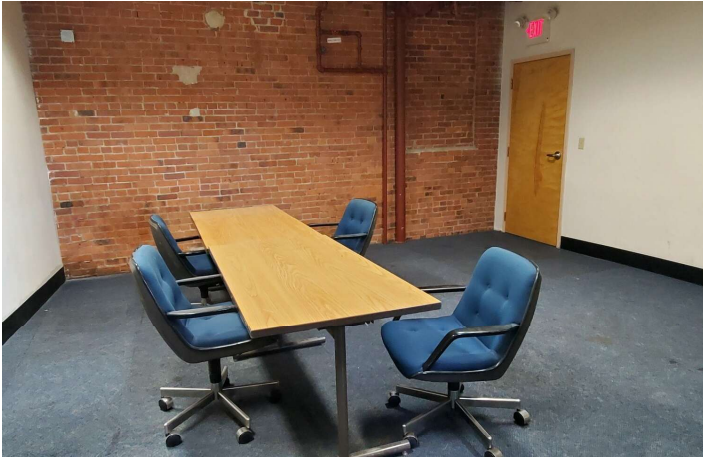


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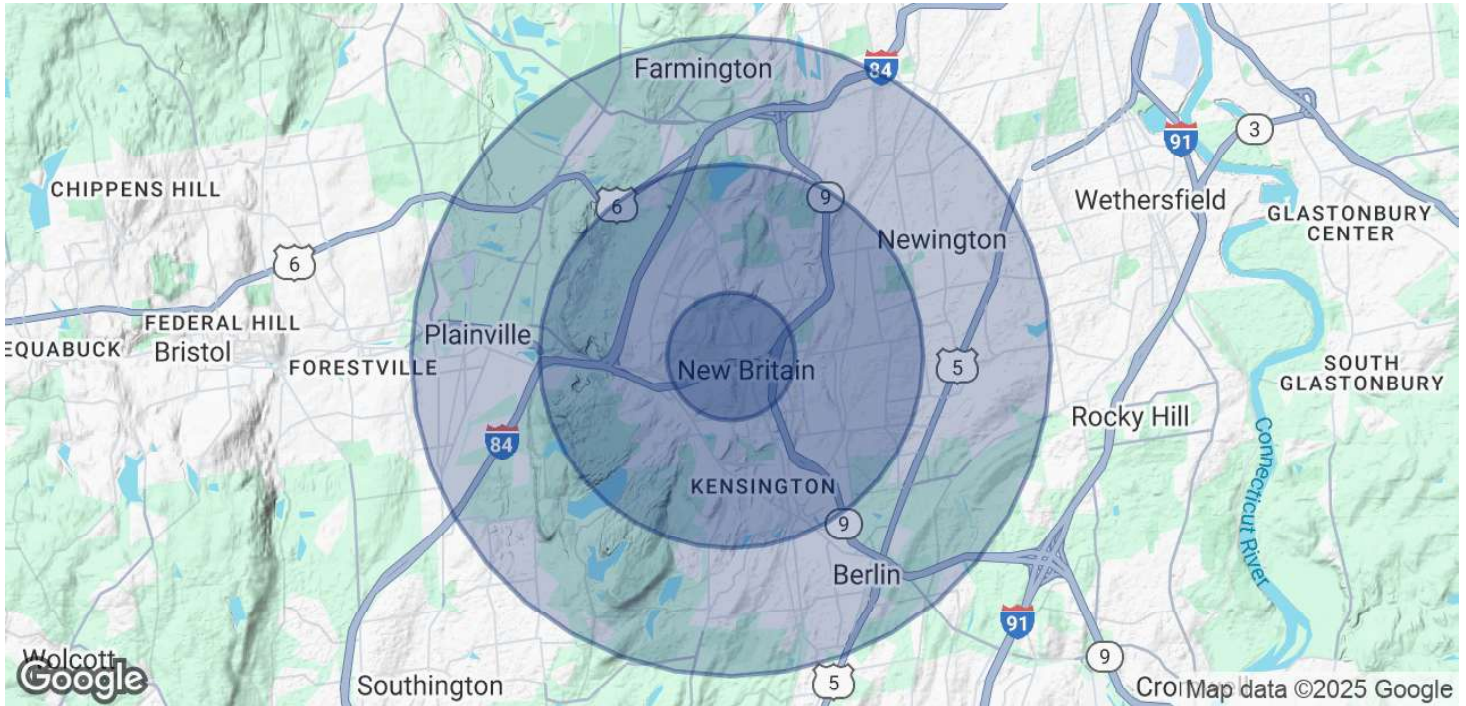
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,536	88,134	160,310
Average Age	38	39	42
Average Age (Male)	37	38	41
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,051	34,413	65,118
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$54,793	\$83,688	\$102,932
Average House Value	\$233,411	\$258,583	\$312,614

Demographics data derived from AlphaMap

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