

**For Lease – Pls call/write  
Mixed-use Retail, Office Commercial Plaza  
714 West Street, Southington, CT  
Owner - Plaza West, LLC**

Prepared by:

Kenneth R. Labbe

Associate Broker for Pyramid Real Estate Management – State of Connecticut - #0795117

Associated with Pyramid Group Real Estate Management – [www.pyramidregroup.com](http://www.pyramidregroup.com)

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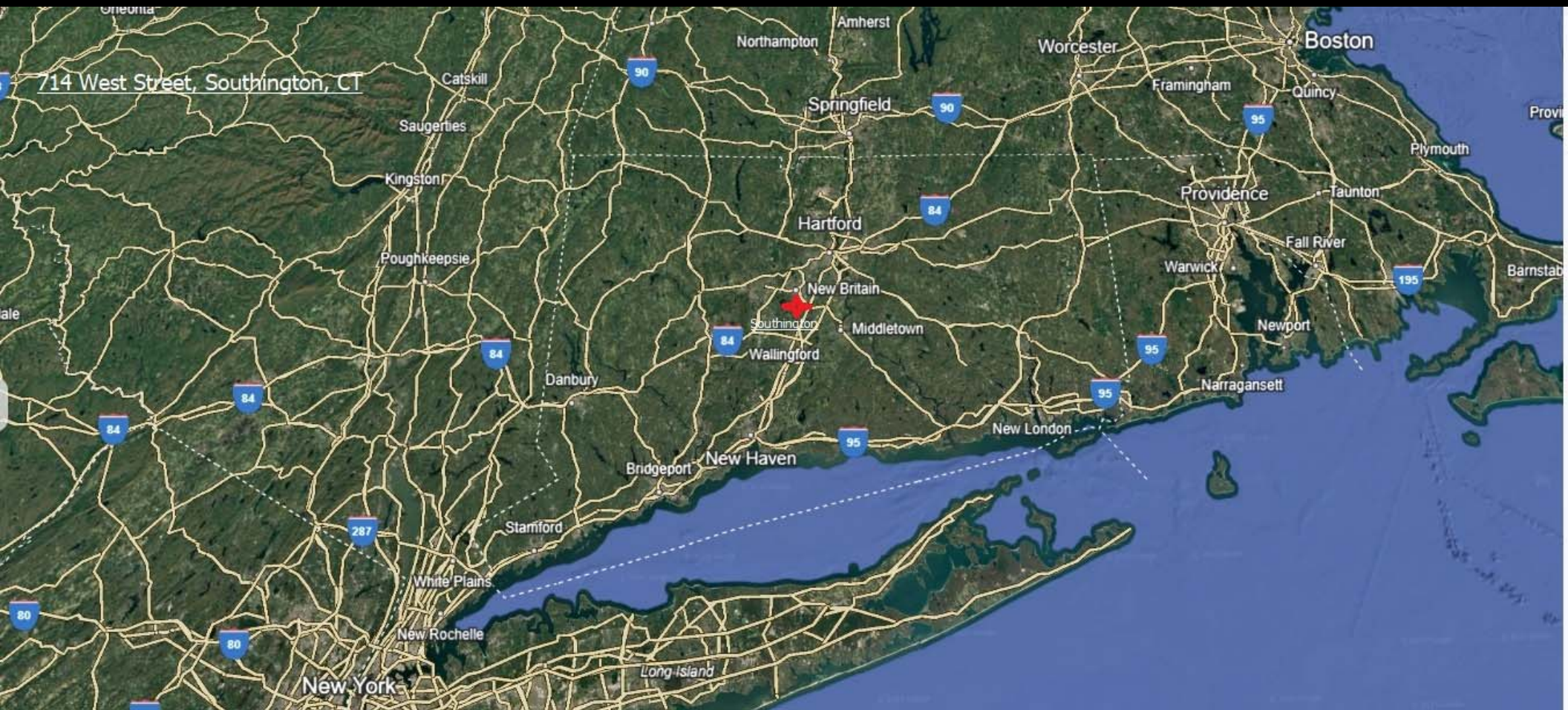
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Geographic Expertise – National

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**714 West Street, Southington, CT**  
**FOR LEASE - MIXED-USE; UPPER LEVEL; AT GRADE; LOWER LEVEL**  
**UPPER LEVEL - 11,388 SF – OFFICE SUITES AVAILABLE**  
**AT GRADE - 11,909 SF – 2 RETAIL SUITES AVAILABLE-1,592**  
**SQUARE FEET AND 1,592 SQUARE FEET**  
**LOWER LEVEL - 9,564 SF – WALK-OUT COMMERCIAL AVAILABLE**  
**TOTAL – 32,860 SF**  
**Elevator Served**

**YEAR BUILT – 1969; Revovated over the years**

**Capital Expenditures in Budget – Pending maintenance –**  
**New roof, walls, floors; HVAC; Plumbing Upgrades; front**  
**parking lot repaving and more**

**PARKING – Day/Night Parking – 3.0 parking spaces per 1,000**  
**square feet of leased space; Potential to add parking up to**  
**4.77 parking spaces per 1,000 square feet of leasable area.**

**714 West Street, Southington, CT**

**FOR LEASE - TURN-KEY RETAIL/OFFICE SPACE AT GRADE**

**1,592 SF – 1<sup>ST</sup> Floor - Floor \$21.50/SF/YR plus NNN Expense Reimbursements**

**Term – 3-10 years**

**Escalations – %/Year**

**Options to Renew – Yes**

**Landlord Improvements – Grey Shell - Landlord offers to raze the unit finishes if desired for lease proposals greater than a Base Rent of \$20.00 per square foot year NNN. This space is Second Generation space with optional grey shell work by Landlord**



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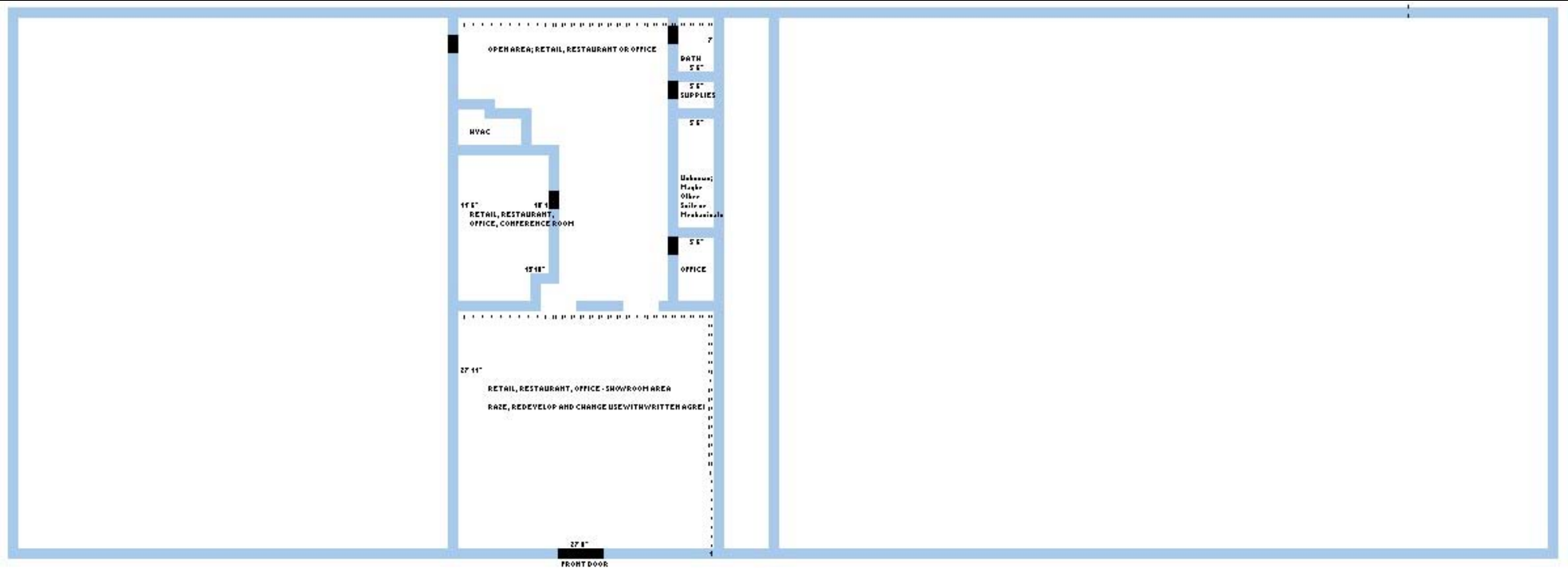
**SHELL SPACE**

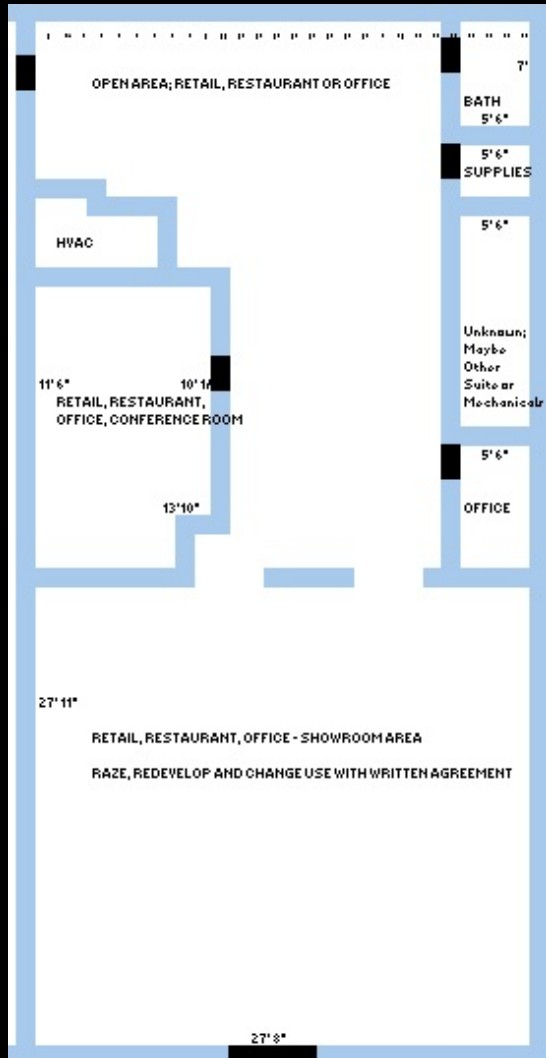
**VS**

**2ND  
GENERATION  
SPACE**

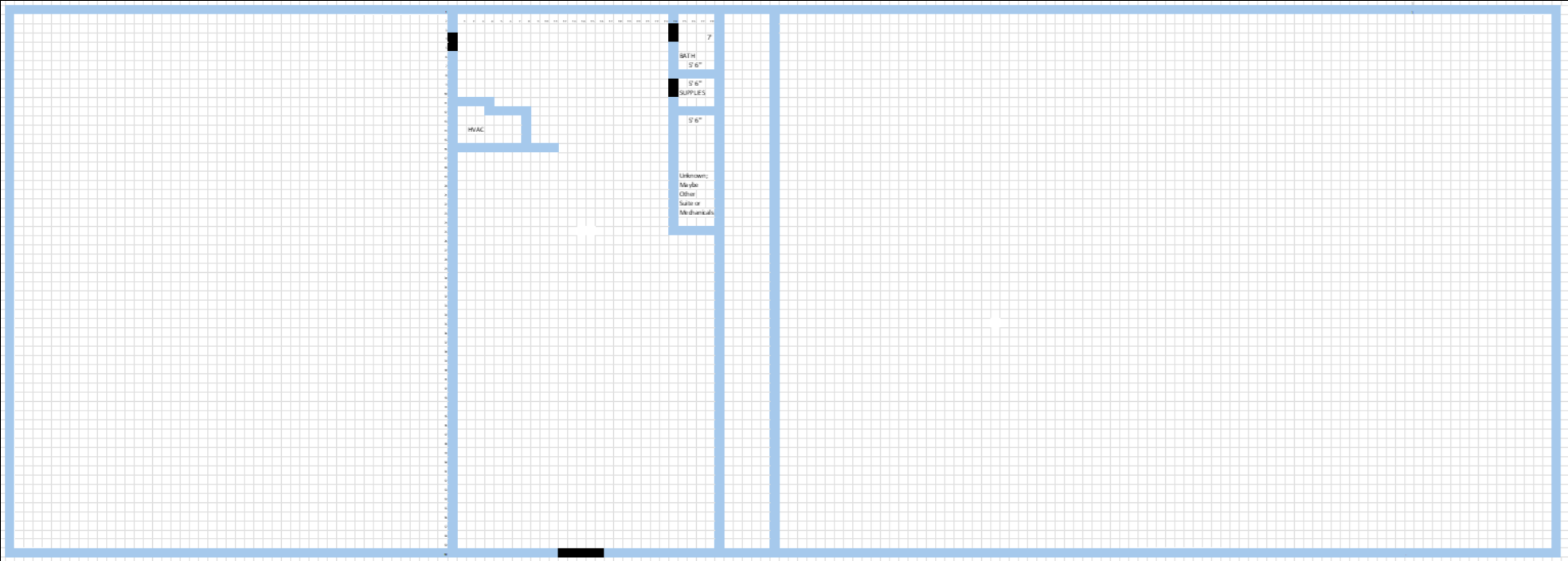


714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – ALTERNATIVES – USE AS BUILT OR RAZE AND  
REBUILD TO VANILLA SHELL FOR ALTERNATE USES – RETAIL,  
RESTAURANT AND OFFICE  
1,592 DF – At Grade

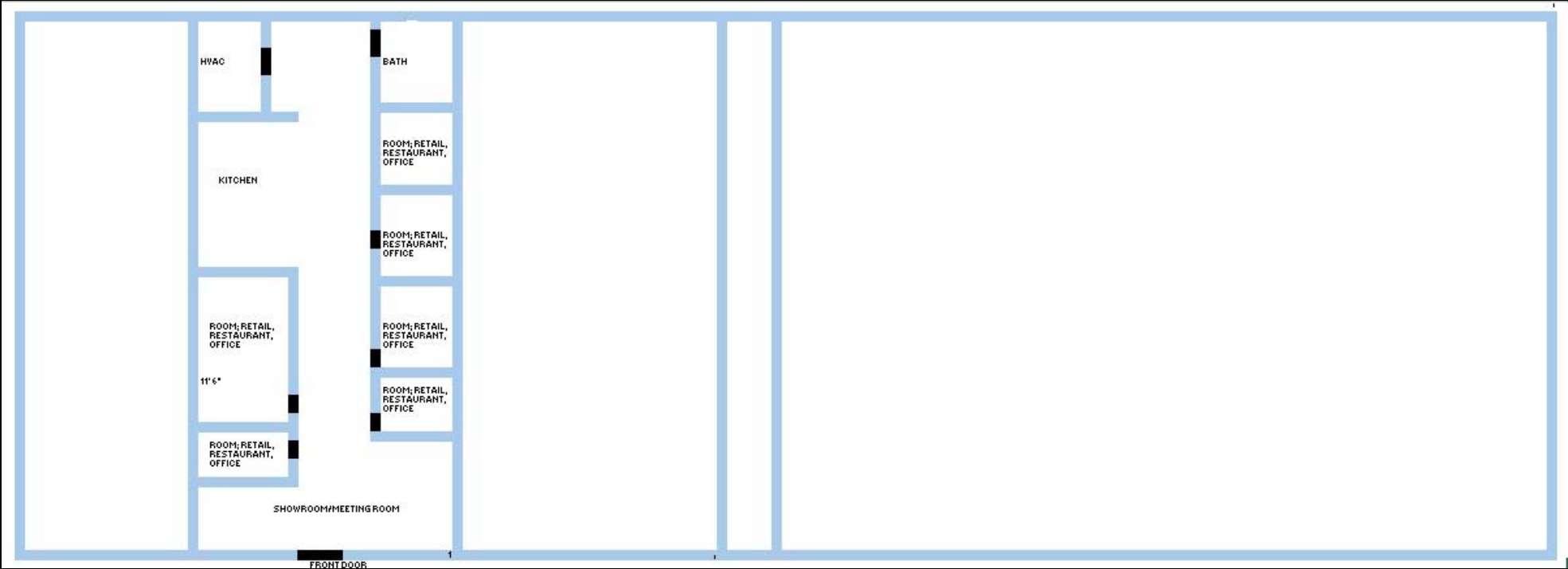


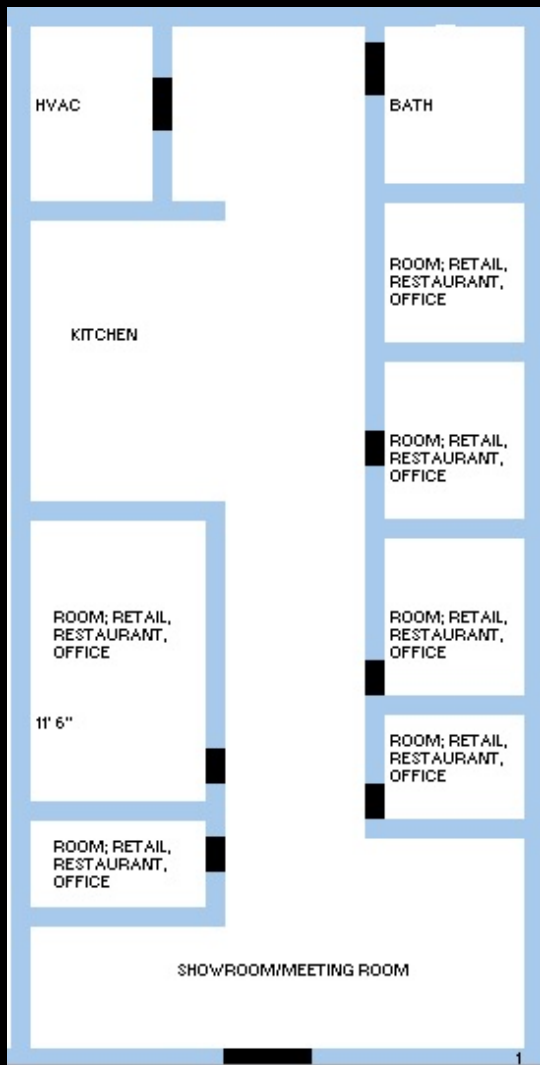


714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE – ALTERNATIVE –OFFICE/MEDICAL OFFICE OR  
RAZE AND REBUILD TO VANILLA SHELL  
1,920 SF – At Grade  
RAZED Floor Plan – Raw Walls, Floor and Ceiling finishes  
Seller willing to provide demolition to grey shell for Base Rent  
contracts greater than \$20.00 psf NNN.



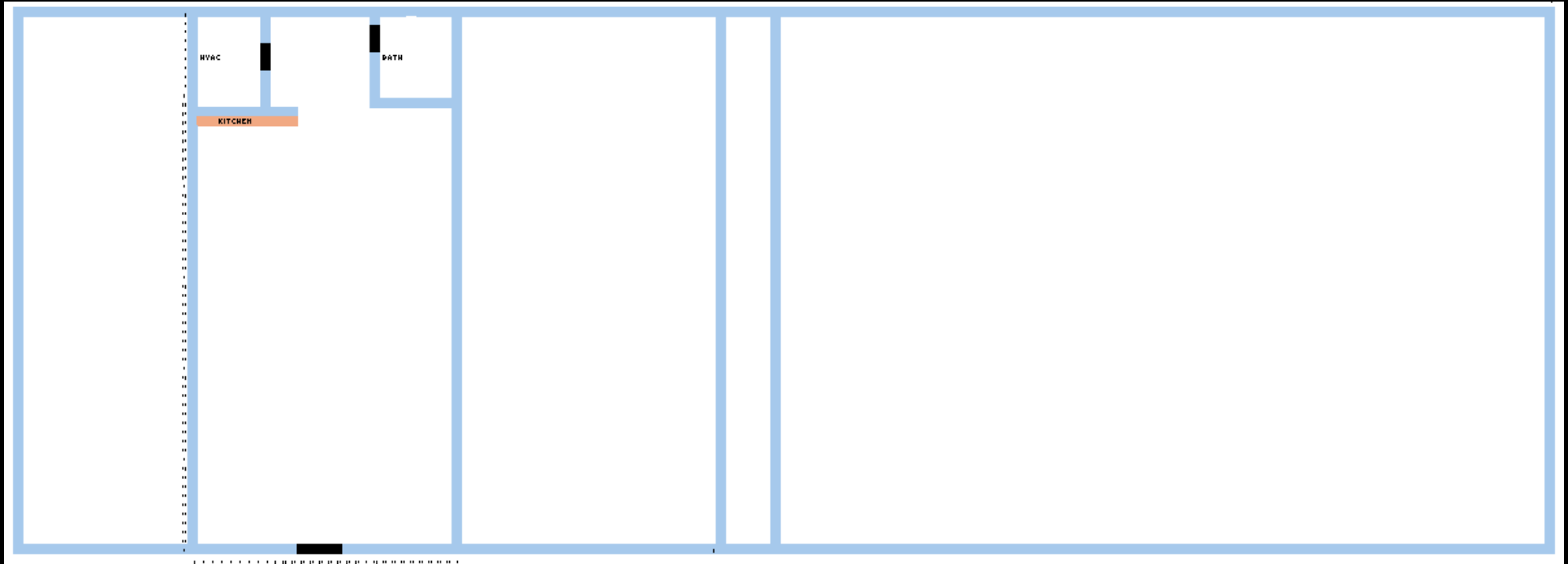
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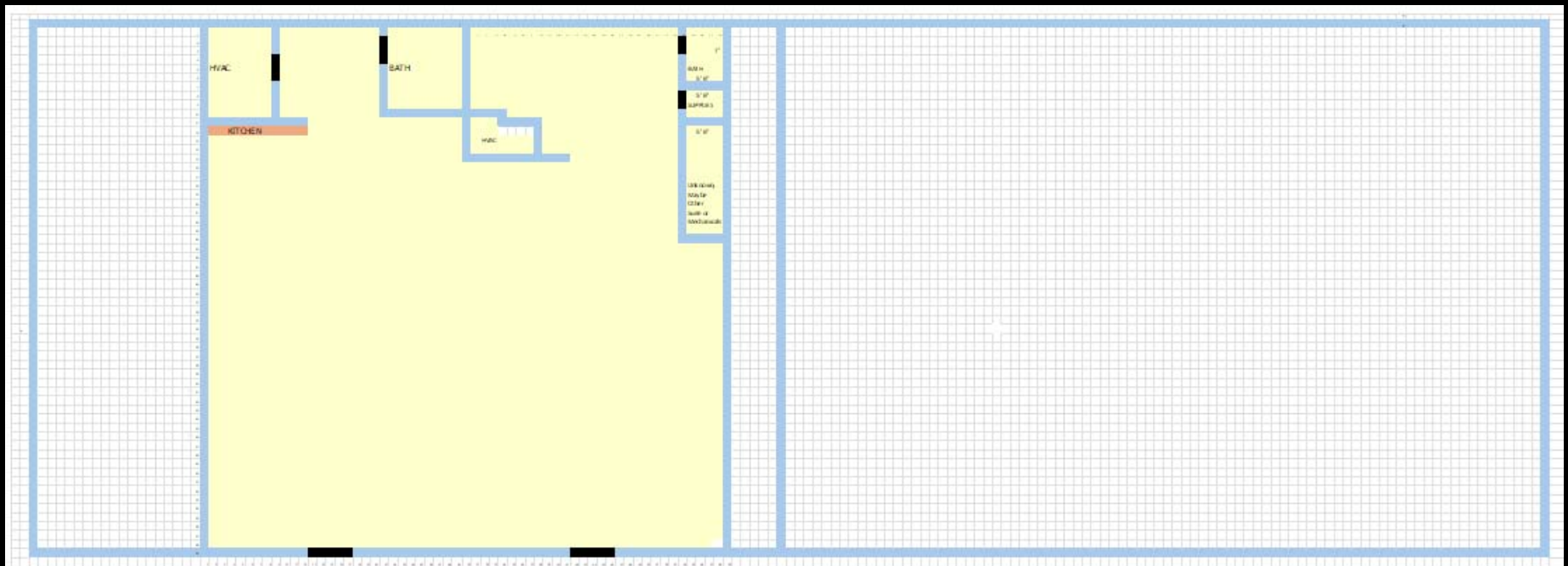
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1,592 SF – At Grade  
RAZED Floor Plan – Concept 1 – Open up the suite leaving  
restroom and mechanical rooms



714 West Street, Southington, CT – At Grade  
HIGHEST AND BEST USE

3,184 SF –RAZED At Grade Floor Plan – Concept 1 – Open up  
the suite leaving restrooms, mechanical rooms and storage  
excluding demising wall to join two units to become one.



714 West Street, Southington, CT

HIGHEST AND BEST USE – ALTERNATIVES – ONE OF THE FOLLOWING ;  
MEDICAL; ABOVE AVERAGE GENERAL OFFICE; CLASSROOMS;  
SEMINAR OR RESIDENTIAL RENTAL

FOR LEASE OR FOR SALE WITH BUILDING - TURN-KEY OFFICE SPACE  
UPPER LEVEL

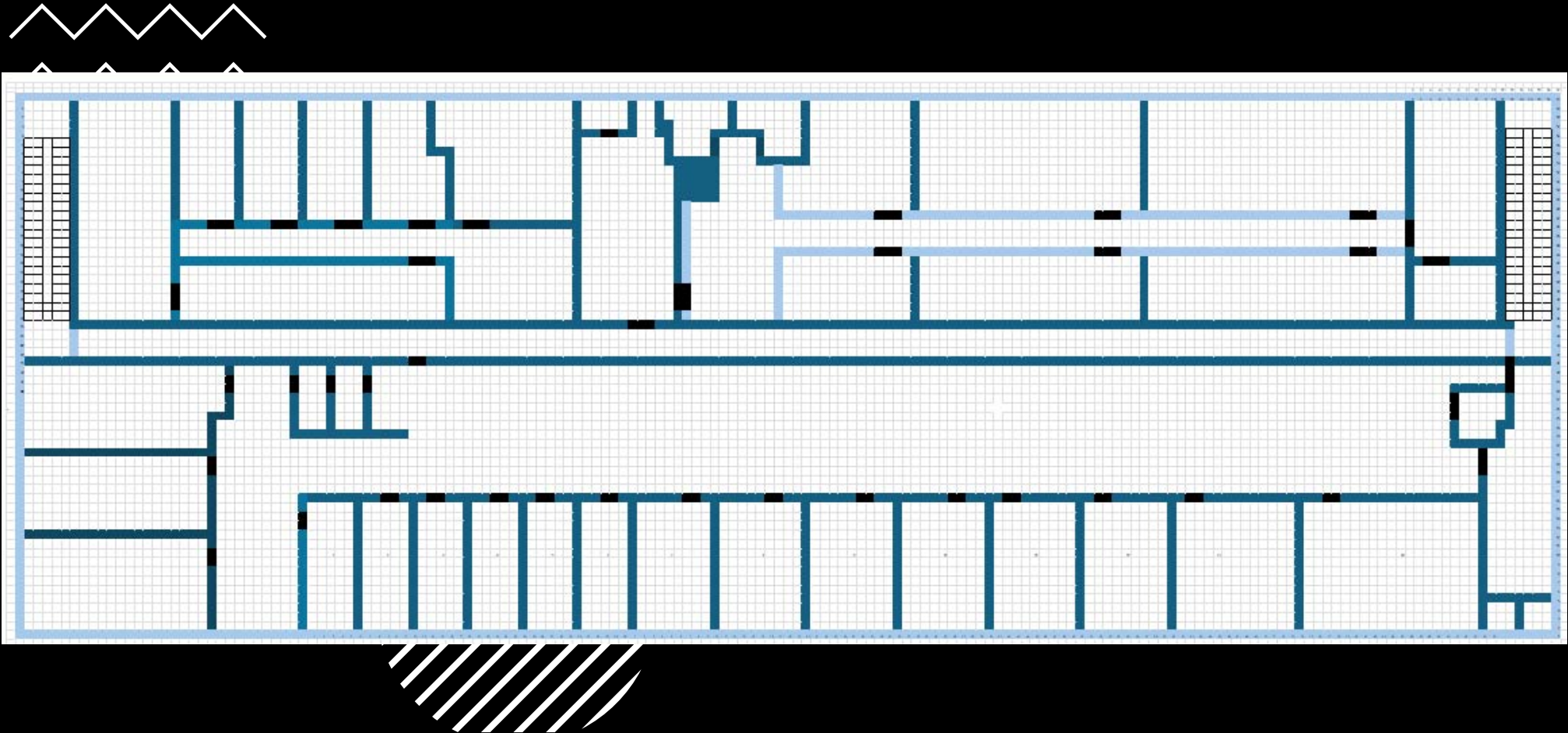
11,388 SF – Upper Level – Divisible to say 3,000 SF  
Suite Size Potentials – 3,000 sf; 6,000 sf; 9,000 sf; 12,000 SF  
Base Rent Range - \$12.00 per square foot per year plus utilities to  
\$28.50 per square foot per year plus utilities; Finishes will be  
budgeted commensurate with Base Lease Rate.

Term – 3- 10 years

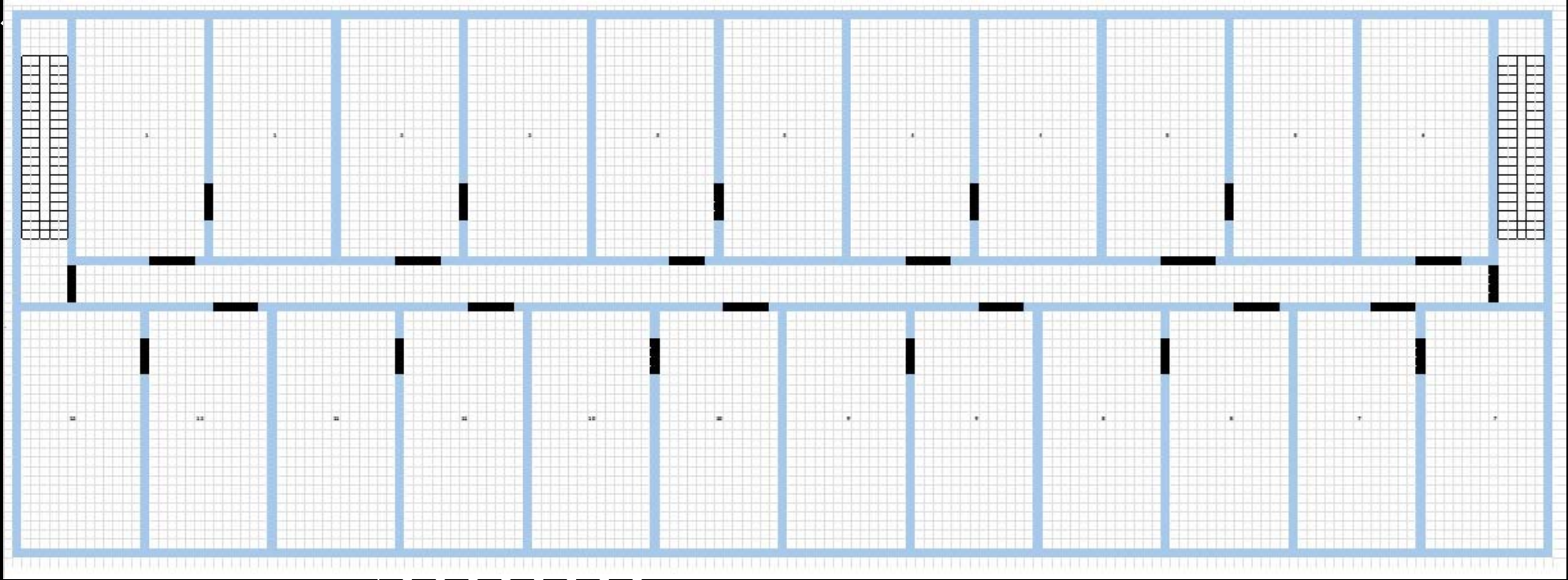
Escalations – 3 to 10 years with options to renew



714 West Street, Southington, CT – Upper Level  
HIGHEST AND BEST USE – ALTERNATIVE – EXISTING CONTINUED  
OFFICE USE /CLASSROOM USE  
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL  
10,140 SF – Upper Level – Divisible to say 3,000 SF



714 West Street, Southington, CT – Upper Level  
HIGHEST AND BEST USE – ALTERNATIVE – EXISTING CONTINUED  
OFFICE USE /CLASSROOM USE  
FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL  
10,140 SF – Upper Level – Divisible to say 3,000 SF  
Conceptual Adaptive Reuse – 12+ unit apartment

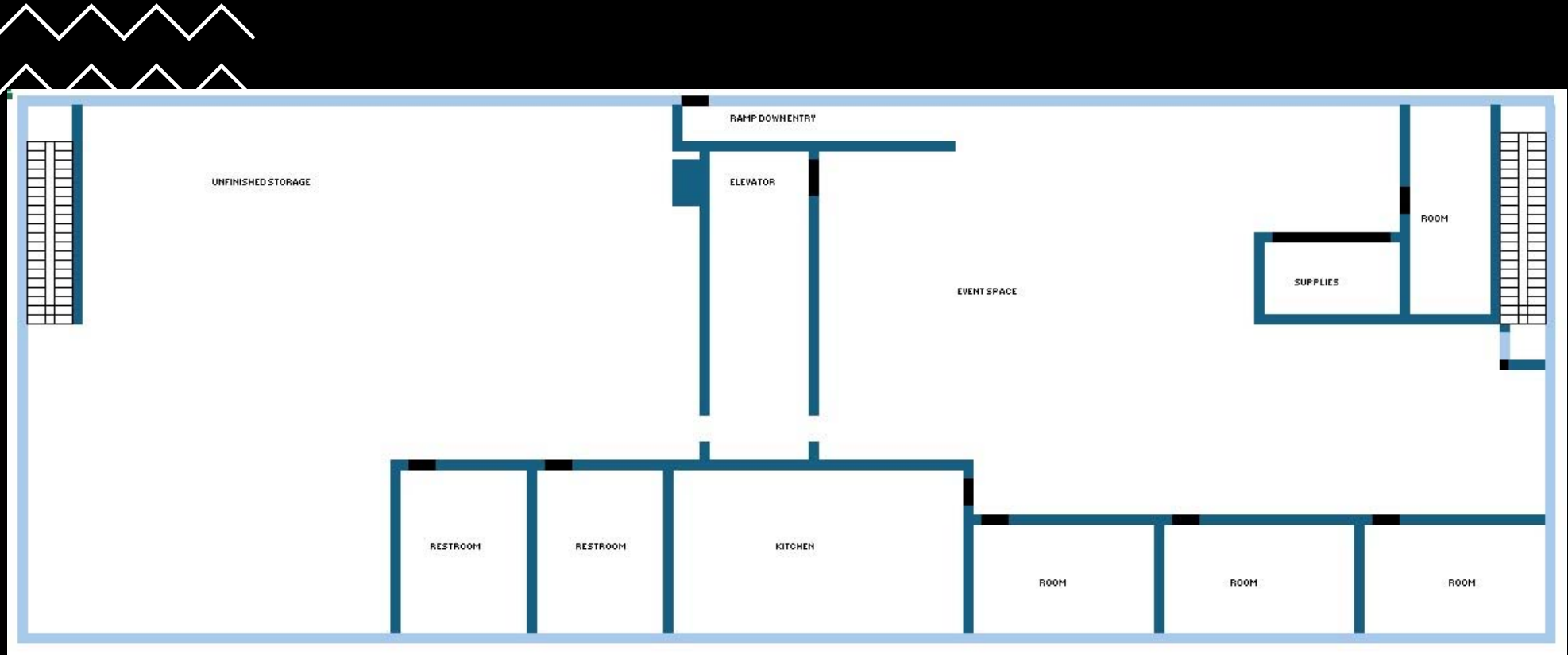




**718 West Street, Southington, CT**  
**FOR LEASE - TURN-KEY OFFICE SPACE UPPER LEVEL**  
**9,324 SF – Lower Level – Divisible to say 3,000 SF**  
**\$Market/SF plus NNN**  
**Elevator Served**



718 West Street, Southington, CT – Lower Level  
HIGHEST AND BEST USE – ALTERNATIVE – COMMERCIAL USE -  
FOR LEASE  
9,324 SF – Lower Level – Divisible to say 4,600 SF

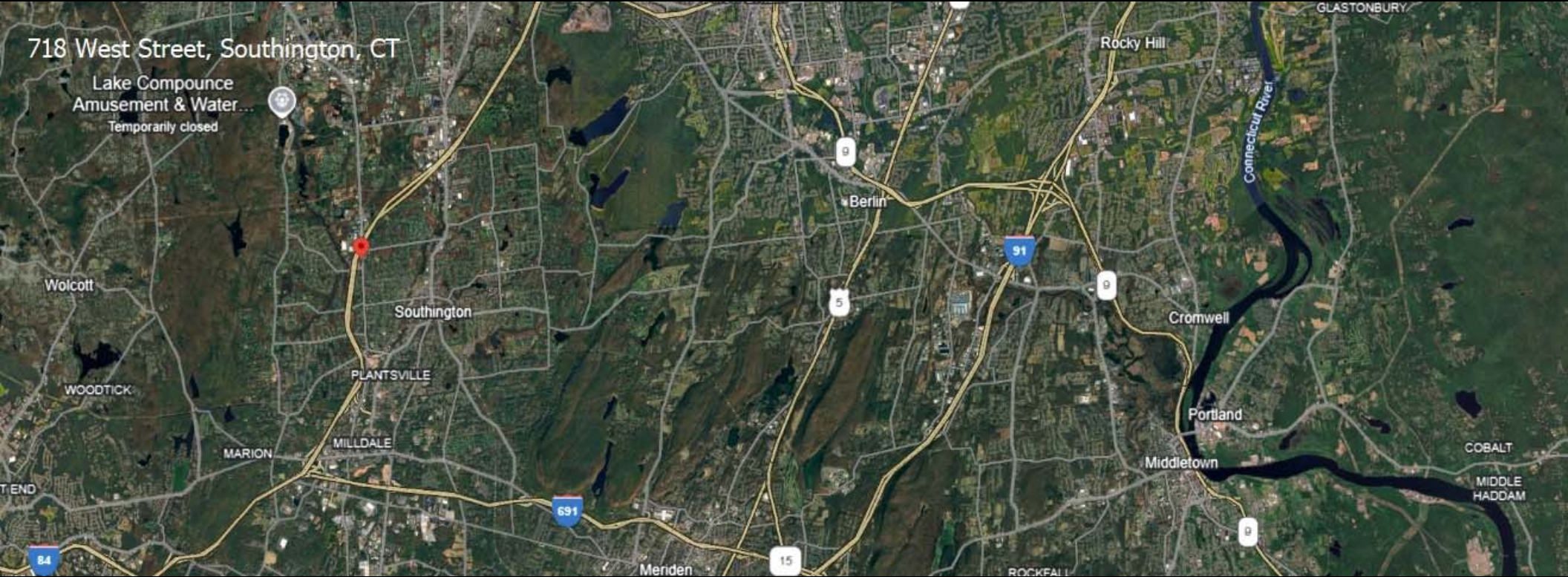




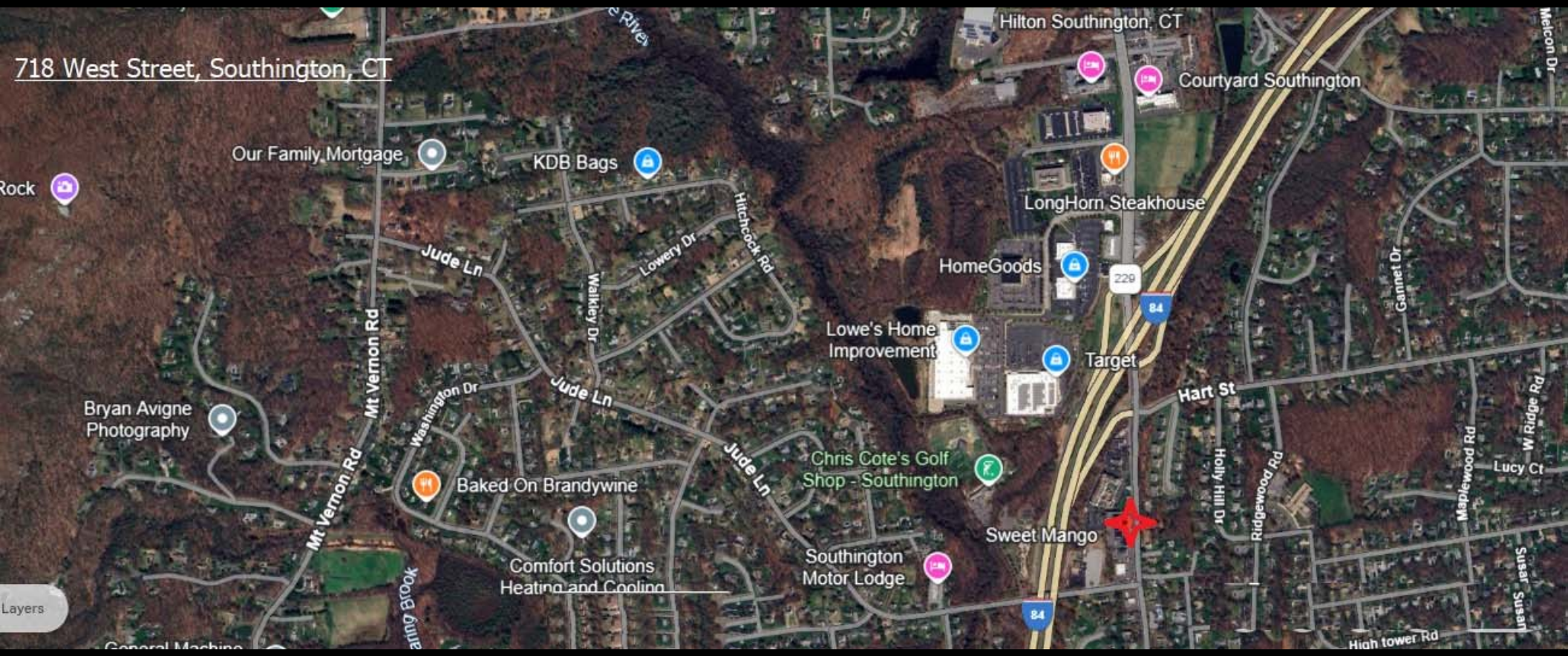


718 West Street, Southington, CT

Lake Compounce  
Amusement & Water...  
Temporarily closed



718 West Street, Southington, CT



Our Family Mortgage

KDB Bags

Hilton Southington, CT

Courtyard Southington

LongHorn Steakhouse

HomeGoods

Lowe's Home Improvement

Target

Bryan Avigne Photography

Baked On Brandywine

Chris Cote's Golf Shop - Southington

Sweet Mango

Comfort Solutions Heating and Cooling

Southington Motor Lodge

Layers

# 718 West Street, Southington, CT



Your time is appreciated...

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