

FOR LEASE

1,102 SQUARE FEET OF OFFICE SPACE

758 FARMINGTON AVENUE | WEST HARTFORD, CT 06119



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 1,102 square feet of first floor office space at 758 Farmington Avenue, West Hartford CT.

PROPERTY HIGHLIGHTS

- Modern and stylish interior design
- Ample natural light throughout the premises
- Convenient parking for tenants and visitors
- Flexible lease terms available
- Proximity to West Hartford Center and downtown Hartford

OFFERING SUMMARY

Lease Rate:	\$2,500 per month + utilities
Available SF:	1,102 SF
Lot Size:	0.18 Acres
Building Size:	2,665 SF

DEMOGRAPHICS

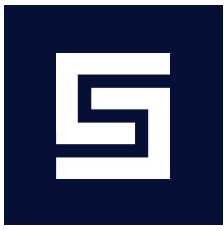
	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,010	2,581	11,884
Total Population	2,118	5,502	25,853
Average HH Income	\$133,882	\$138,279	\$121,975

LARRY LEVERE, SDR
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SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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\$2,500 per month + utilities

BUILDING SPECIFICATIONS

Building Size	2,665 SF
Available Space	1,102 SF
Year Built	1900

MECHANICAL/UTILITIES

Heat	Oil
Air Conditioning	Central



LAND

Lot Size	0.18 Acres
Parking	On site and on street
Zoning	RM-1

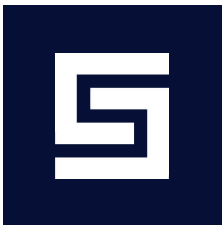


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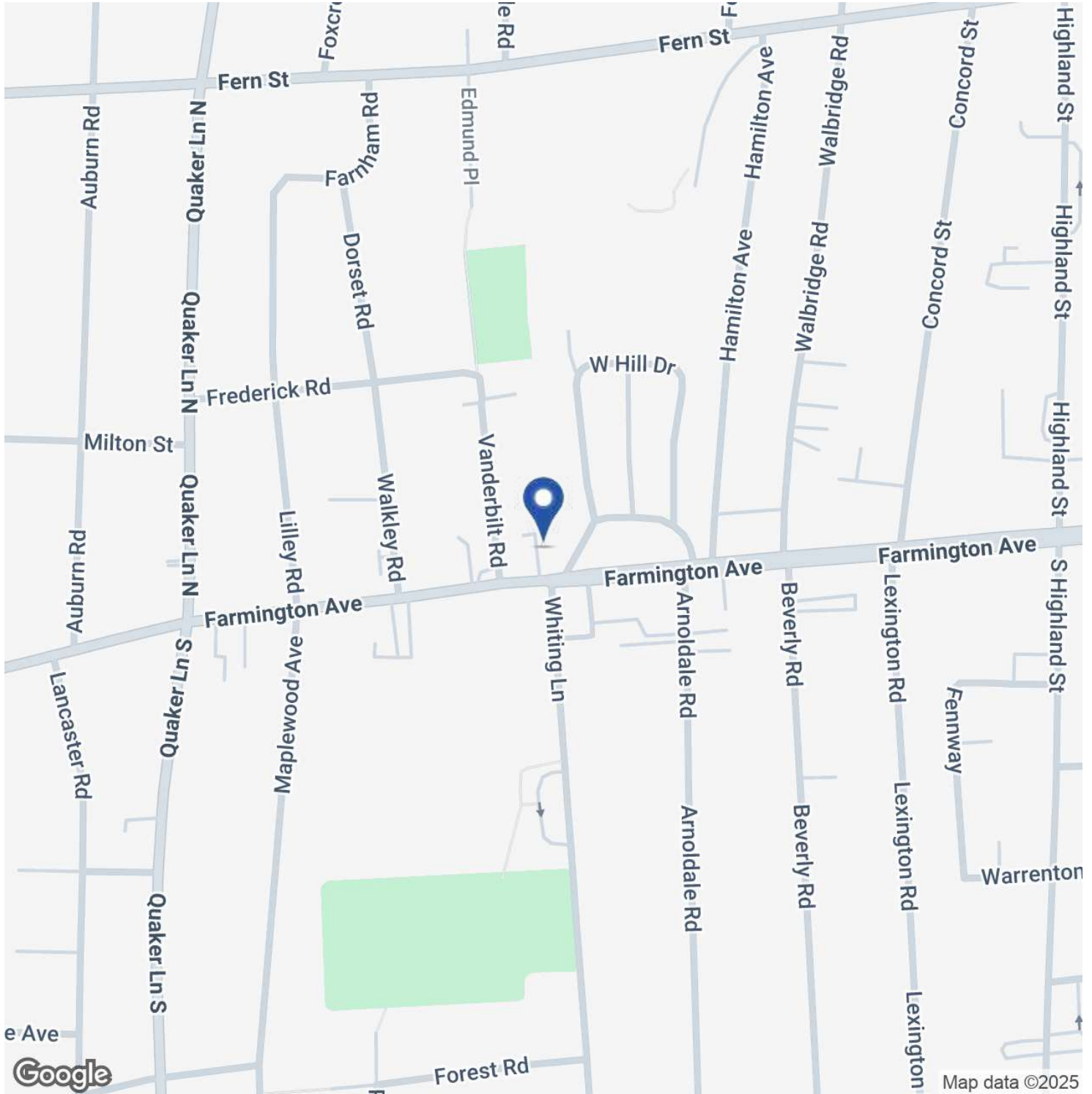
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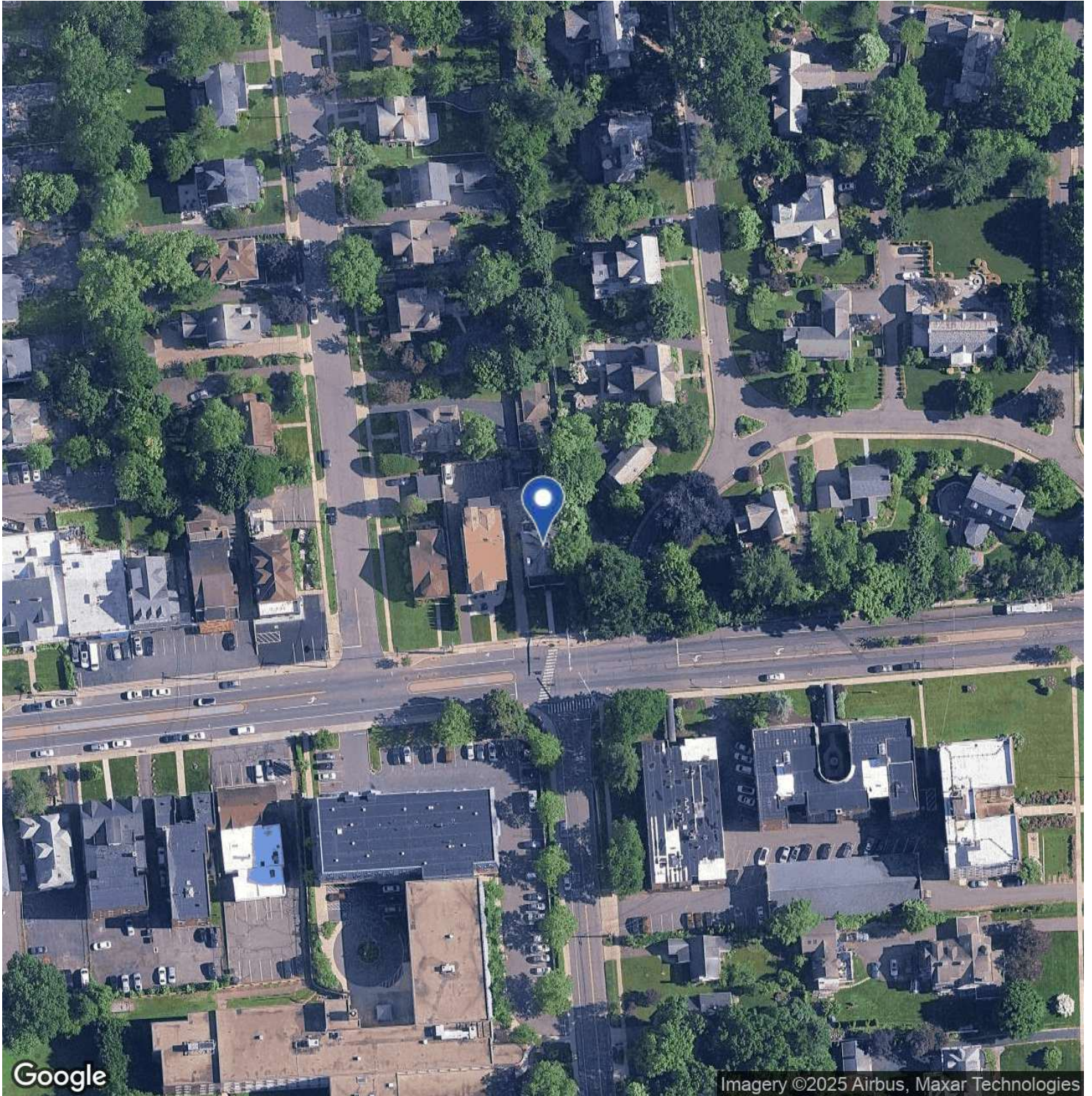
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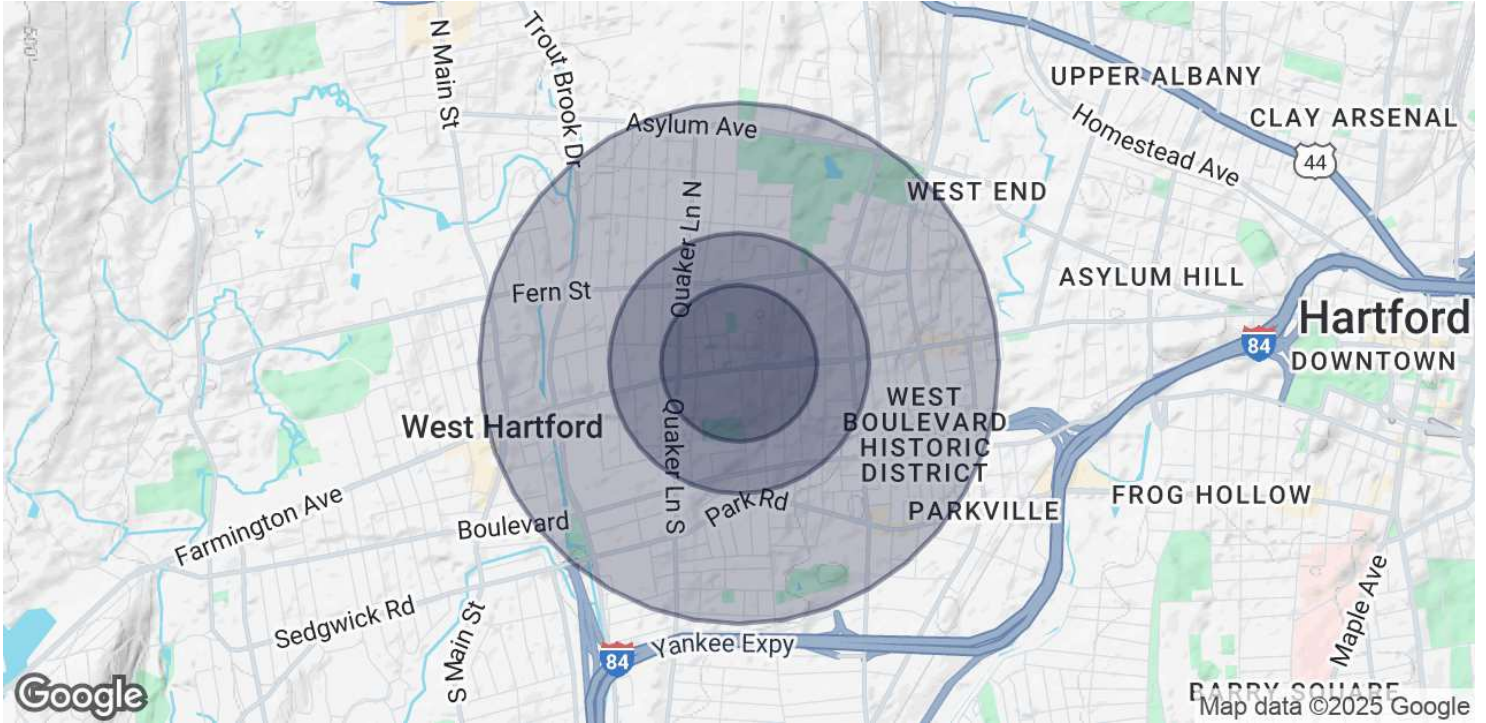
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,118	5,502	25,853
Average Age	46	43	41
Average Age (Male)	44	42	40
Average Age (Female)	48	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,010	2,581	11,884
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$133,882	\$138,279	\$121,975
Average House Value	\$430,848	\$440,565	\$385,168

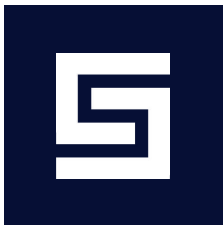
Demographics data derived from AlphaMap

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