



960 Main Street

960 Main Street, Hartford, Connecticut 06103

Property Features

- 5+ year lease terms include up to \$25 PSF of tenant improvement allowance from the ceiling grid down
- ADT count of 17000
- Adjacent to I-84 and I-91 exit and entrance ramps
- Heart of Downtown Hartford
- Next-door to Capital Community College
- One block away from University of Connecticut Graduate Business Learning Center
- Four blocks away from University of Connecticut Undergraduate Campus
- Close proximity to XL Center, Hartford Stage, Infinity Theater, Yard Goats Stadium, Theater Works, Dillon Stadium & Bushnell Theater



For more information:

Carl Berman CCIM, MICP

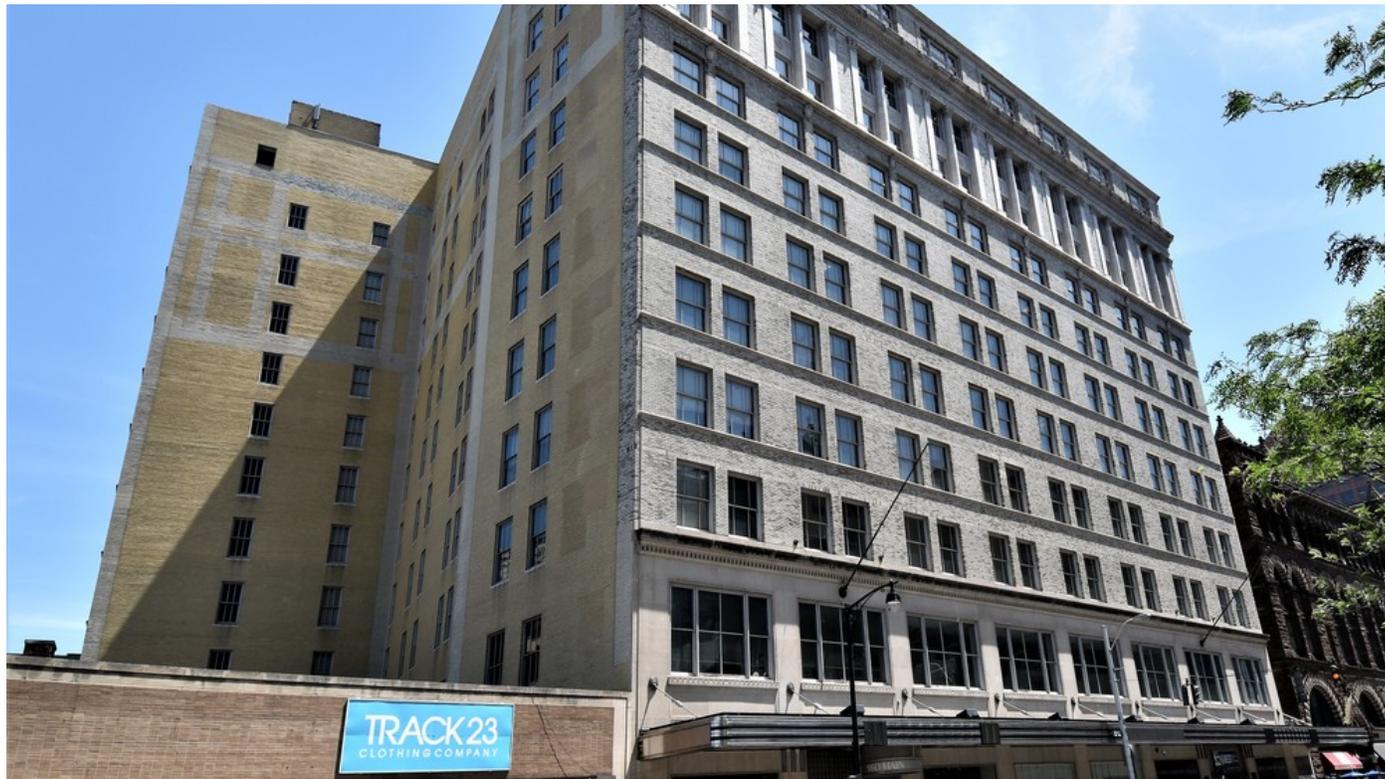
877 327 3755 x307 • cberman@naielite.com

Richard Kaelin, MICP

877 327 3755 x202 • rkaelin@naielite.com

For Lease

Office



Property Summary

Available SF:	7,908 - 25,477 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	1.84 Acres
Building Size:	574,000 SF
Building Class:	B
Ceiling Height:	12.0 FT
Year Built:	1917
Renovated:	2010
Zoning:	B1
Cross Streets:	Pearl Street, Church Street, Talcott Street
Traffic Count:	17,000

Property Overview

91,156 SF of space available for lease. Located in the heart of Downtown Hartford, the G. Fox Building is a historical building that offers all of the modern amenities. With direct access to and from I-91 and I-84 and local city bus routes, the site is easily accessible. Multiple parking options are available in the immediate area including garages and surface lots.

Location Overview

Hartford is the capital city of Connecticut, and with approximately 125,000 residents, it is the fourth largest city in the state. Known to many as the "Insurance Capital of the World", Hartford has companies such as Aetna, United Healthcare, and The Hartford based in the city while United Technologies claims Hartford as the corporate headquarters. Hartford is easily accessible with two major highways, I-91 and I-84 running right through the city. Union Station in Hartford serves as a station for the Amtrak railway. Hartford is also home to multiple colleges such as the University of Hartford, University of Saint Joseph, UConn School of Business and School of Law, and Trinity College.

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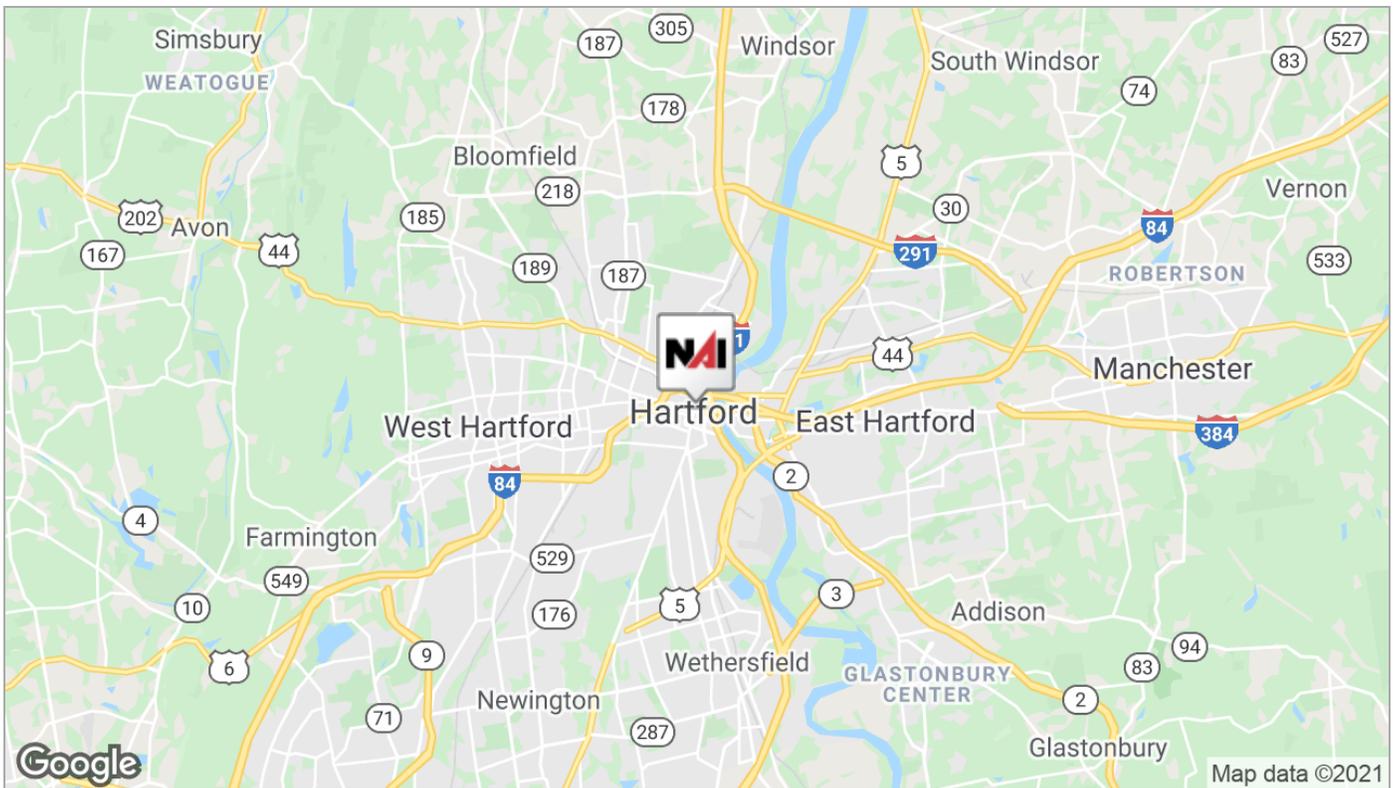
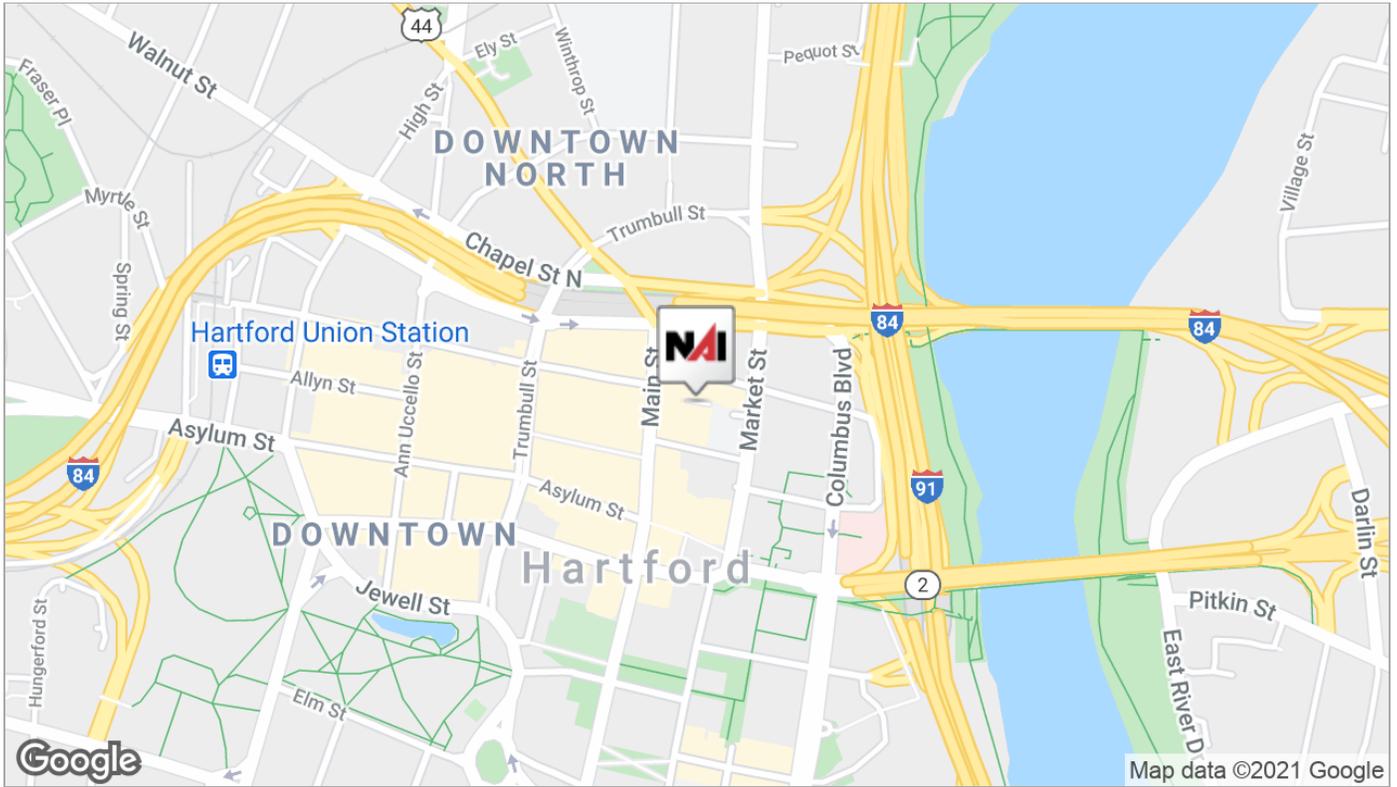
Office



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Level 03	Office Building	\$15.00 SF/YR	Modified Gross	14,616 SF	VACANT
Level 04	Office Building	\$15.00 SF/YR	Modified Gross	25,477 SF	VACANT
Level 05	Office Building	\$15.00 SF/YR	Modified Gross	7,908 SF	VACANT
Level 10	Office Building	\$15.00 SF/YR	Modified Gross	23,805 SF	VACANT
Level 11	Office Building	\$15.00 SF/YR	Modified Gross	19,349 SF	VACANT

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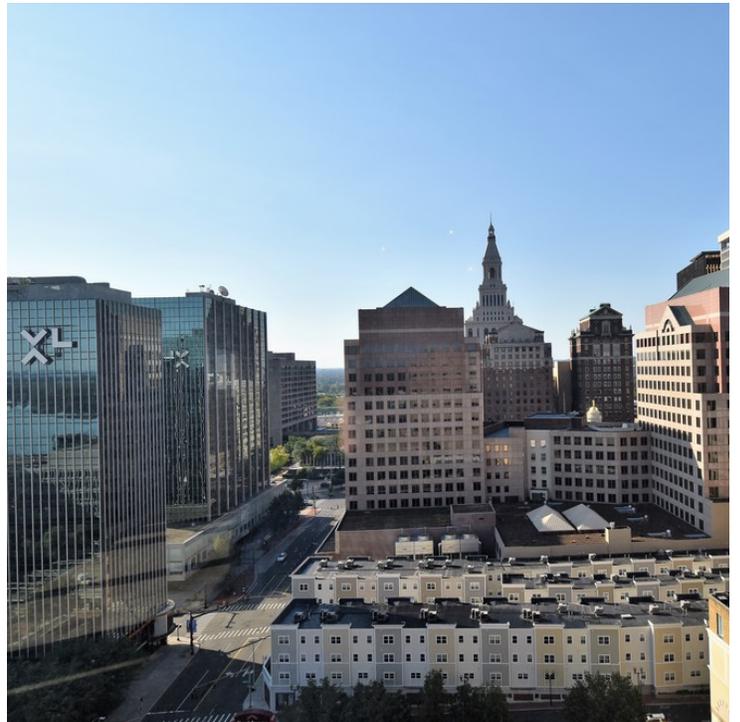
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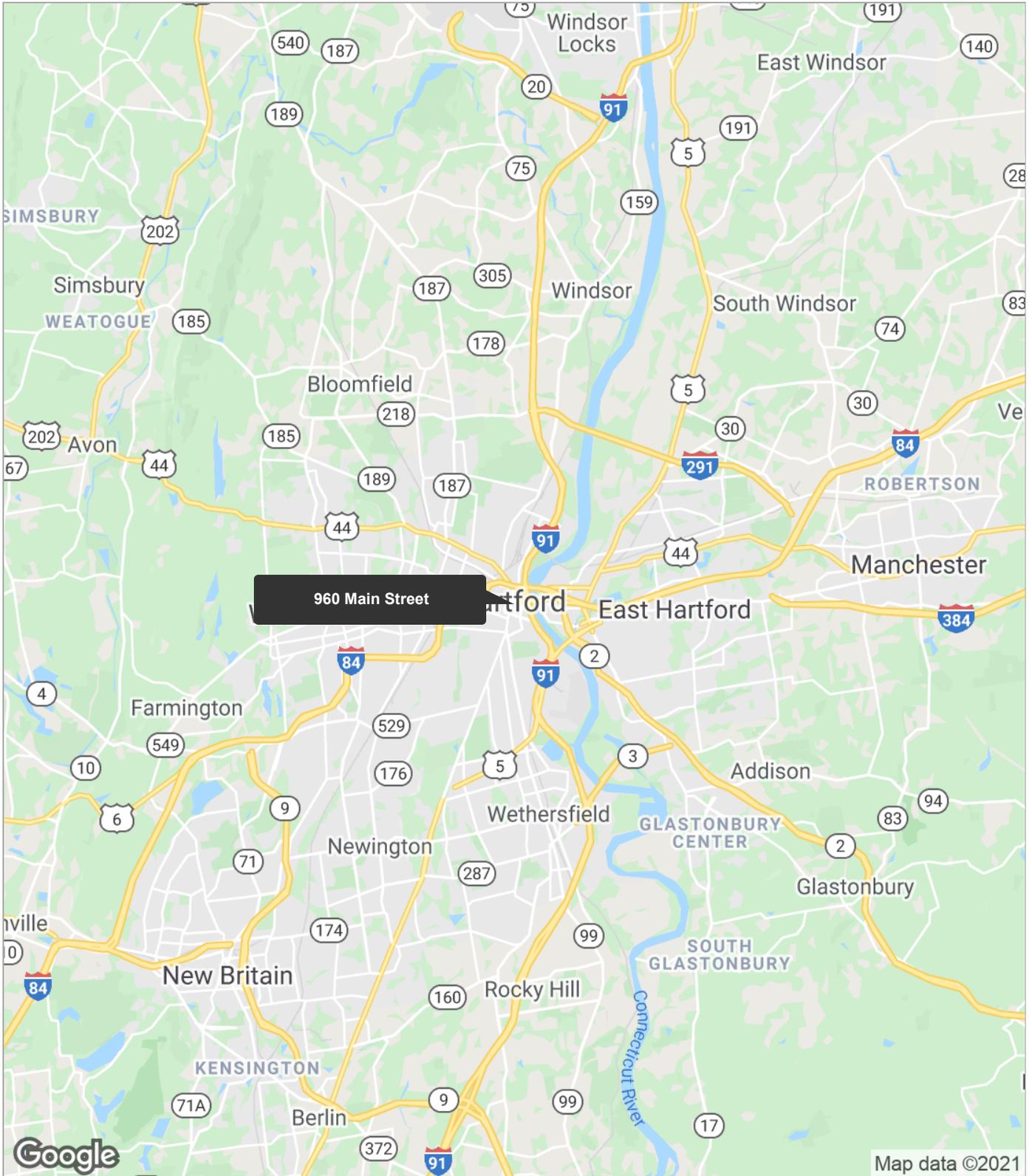
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Property Name:	G. Fox Building
Property Address:	960 Main Street Hartford, CT 06103
Property Type:	Office
Lot Size:	1.84 Acres
Building Class:	B
Zoning:	B1
Building Frontage:	170ft +/-
Cross Streets:	Pearl Street, Church Street, Talcott Street
Year Built:	1917
Construction Type:	Steel framing with masonry and glass window exterior
Number Of Stories:	11
Average Floor Size:	52181
Number Of Units:	5
Roof:	Flat

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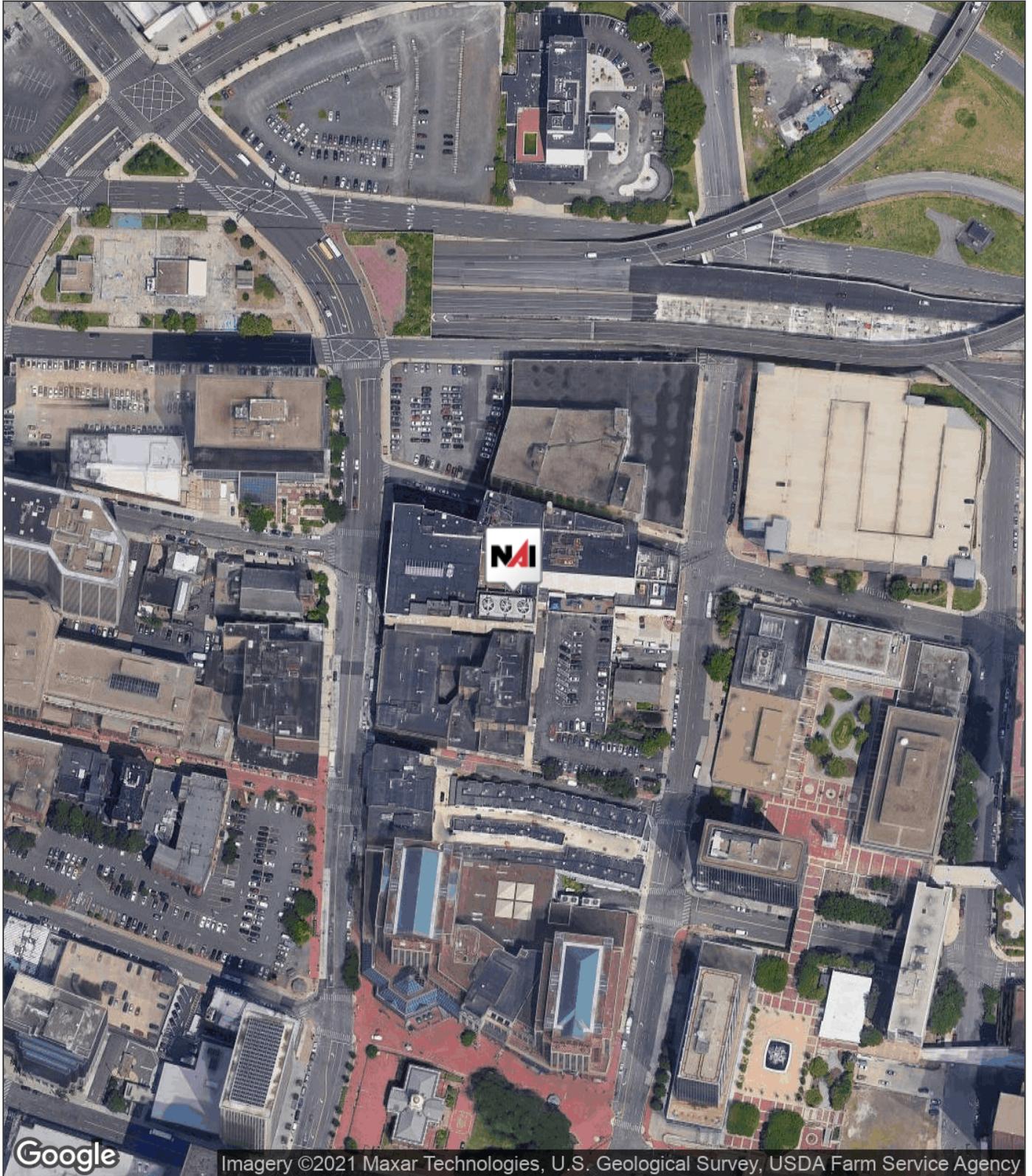
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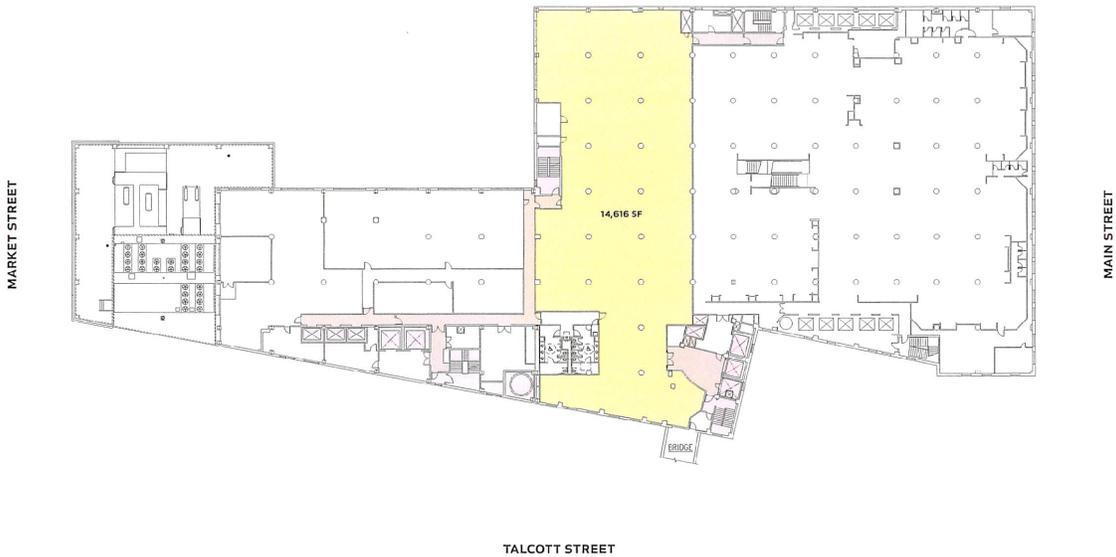
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LEVEL 03

14,616 SF AVAILABLE SPACE



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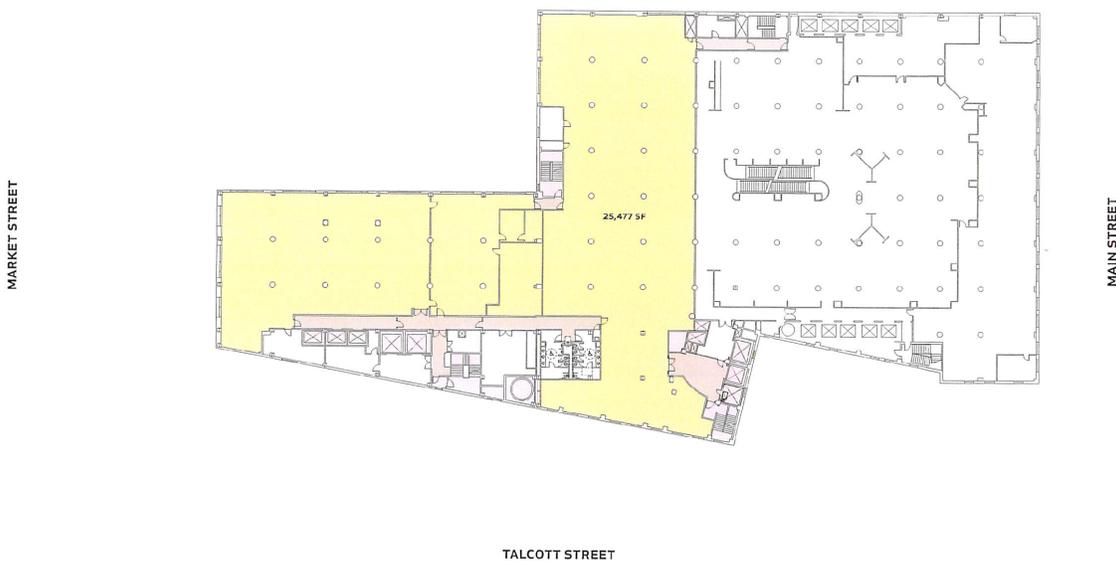
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LEVEL 04

25,477 SF AVAILABLE SPACE



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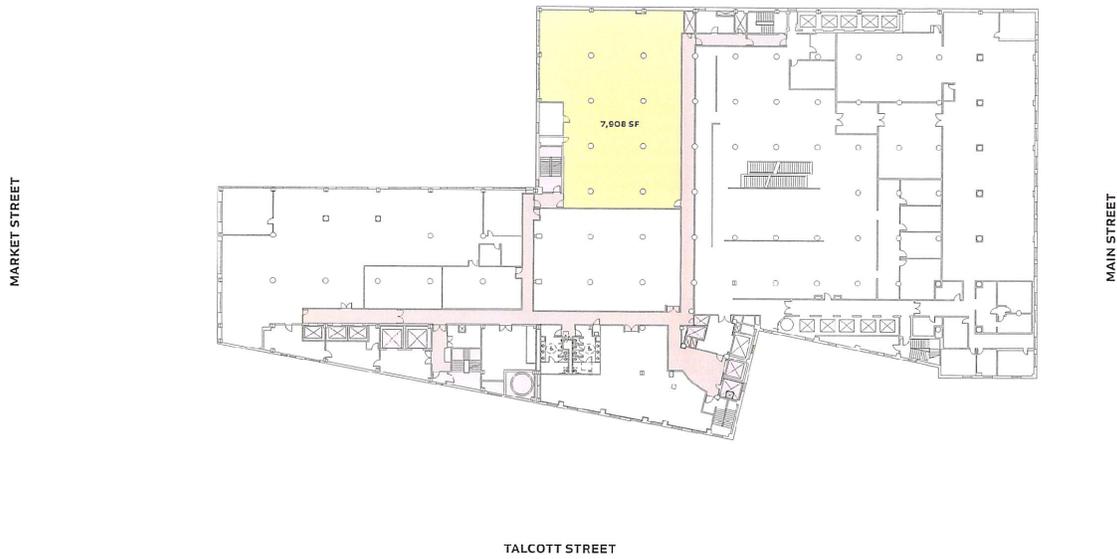
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LEVEL 05

7,908 SF AVAILABLE SPACE



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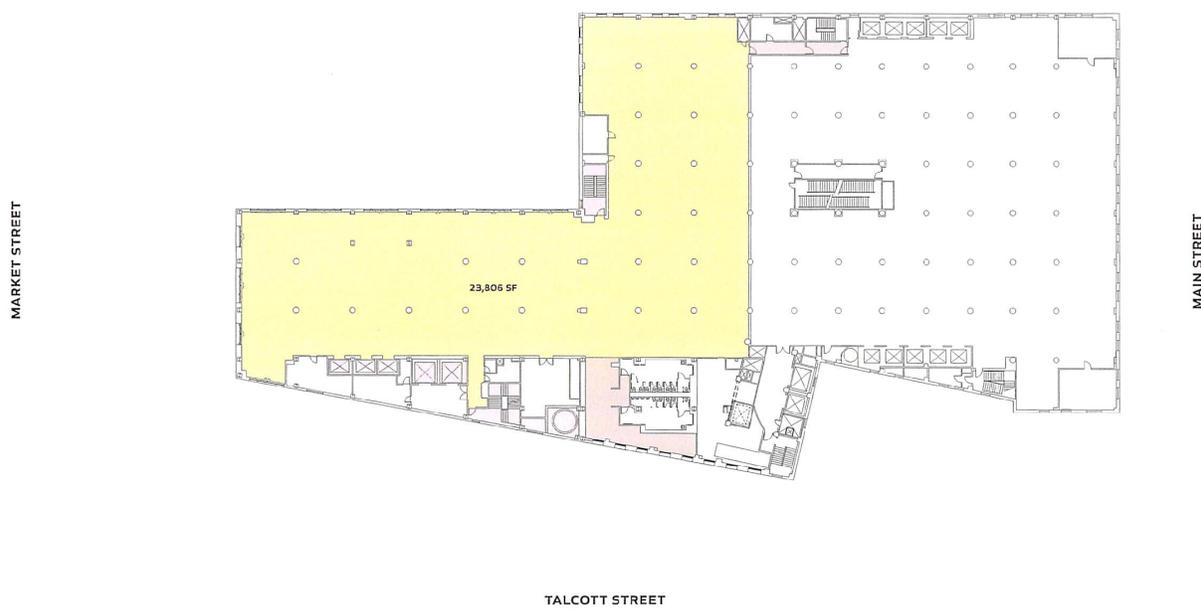
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LEVEL 10

23,806 SF AVAILABLE SPACE



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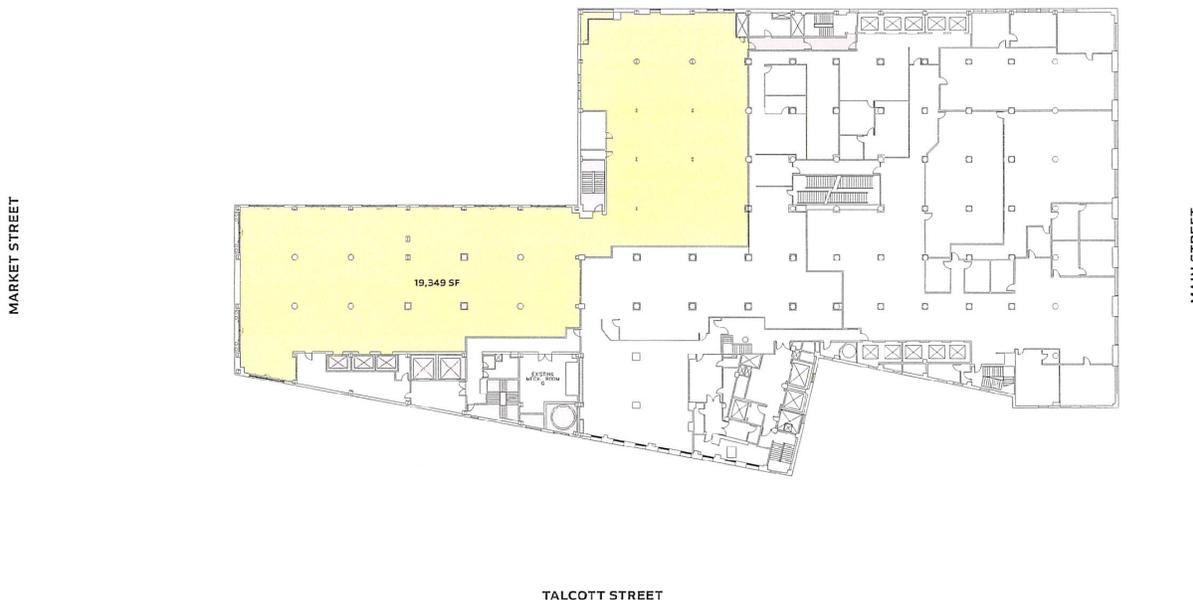
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LEVEL 11

19,349 SF AVAILABLE SPACE

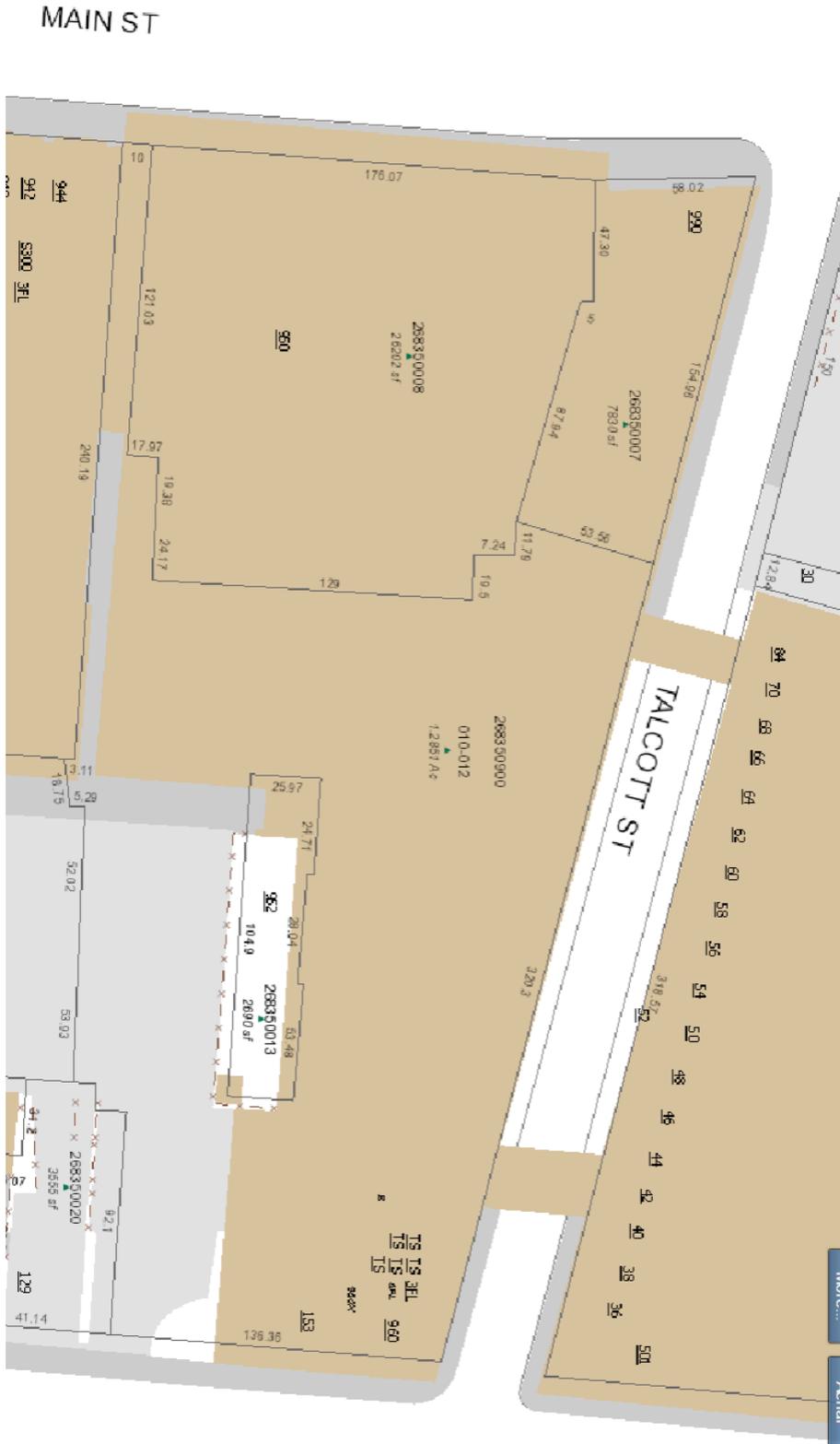


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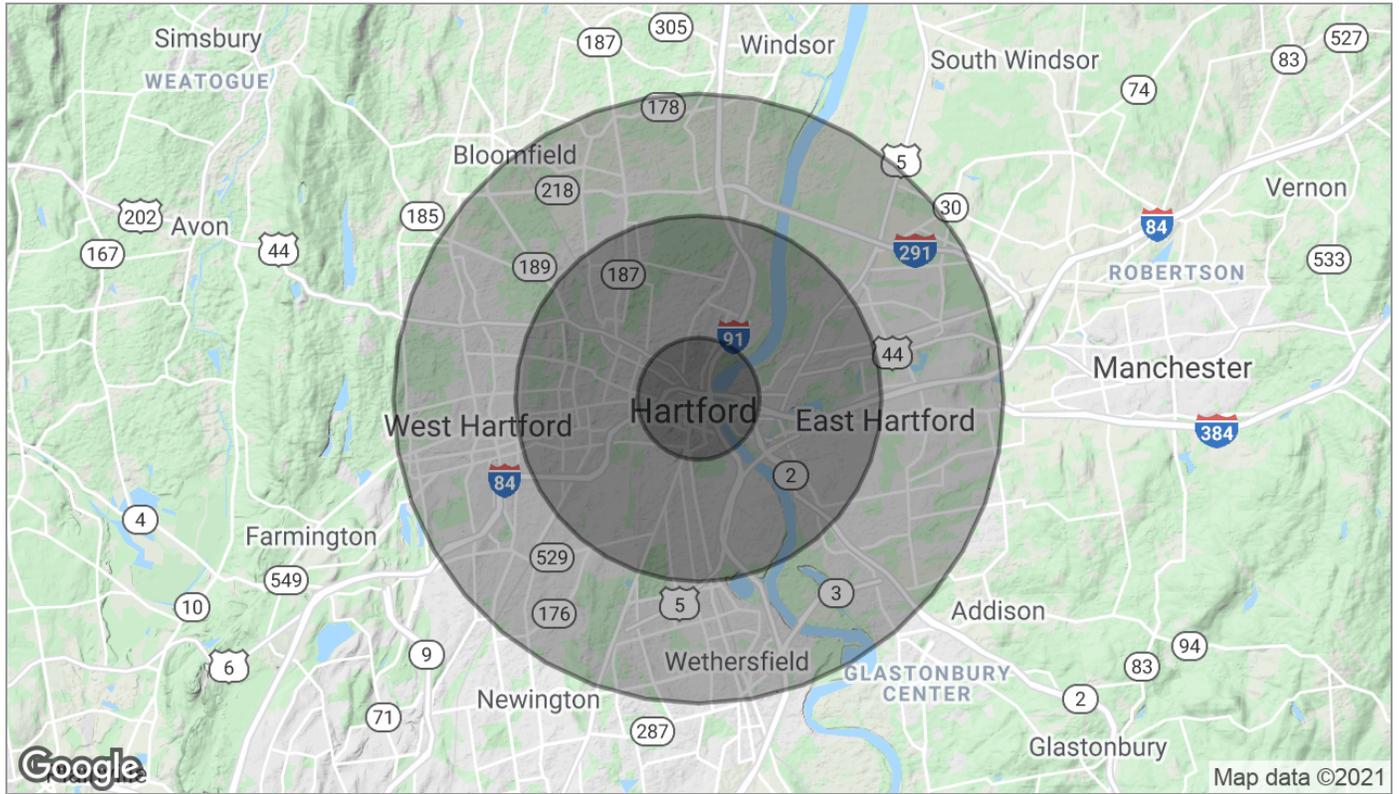
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	15,013	163,529	305,008
MEDIAN AGE	30.4	31.4	34.9
MEDIAN AGE (MALE)	29.1	29.4	33.0
MEDIAN AGE (FEMALE)	31.3	32.7	36.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,228	61,962	116,621
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$42,743	\$43,265	\$57,516
AVERAGE HOUSE VALUE		\$201,666	\$242,019
Race	1 Mile	3 Miles	5 Miles
% WHITE	34.1%	31.1%	45.2%
% BLACK	32.1%	37.0%	29.8%
% ASIAN	4.9%	2.8%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.6%	0.4%
% OTHER	26.6%	24.8%	17.3%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	47.7%	41.5%	30.9%

* Demographic data derived from 2010 US Census