



179 Allyn Street

179 Allyn Street, Hartford, Connecticut 06103

Property Features

- Two Spaces Available!
- Space 1: 3,962 SF of Street Level Retail with 2,608 SF of Bonus Lower Level Space
- Space 2 - 6,489 SF, Fully-Equipped Restaurant or Bar
- Multiples Bar-Tops, Furnished Commercial Kitchen
- Floor-to-Ceiling Windows Offer Abundant Natural Light
- Natural Hardwood Floors and Exposed Brick Throughout



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	26,833	177,783	309,565
Total Households:	10,926	66,895	118,128

For more information:

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For Lease

Retail, Restaurant



Property Summary

Available SF:	3,962 - 6,489 SF
Lease Rate:	\$11.00 - 15.00 SF/yr (NN; MG)
Lot Size:	0.36 Acres
Building Size:	57,340 SF
Ceiling Height:	12.0 FT
Year Built:	1884
Renovated:	2018
Zoning:	DT-3
Market:	Hartford
Sub Market:	Downtown Hartford (CBD)
Cross Streets:	Union Place
Traffic Count:	1,400

Property Overview

UPDATE: The 6,489 SF Restaurant has just been leased to a Caribbean Food Restaurant. Come join the growing and developing neighborhood on Allyn Street and see if this last retail space is the perfect home for your future business.

Still available is 3,962 SF of street-level retail space for lease at the former Club NV Lounge. This large, flowing floor plan features two fully-equipped bars along with 2,608 SF of additional basement space complete with two full restrooms, ample storage, and offices. This space boasts natural hardwood floors, exposed brick walls throughout, architectural duct work, pendant lighting, and gorgeous floor to ceiling windows.

Location Overview

One block from Union Station, which hosts as the main hub for Amtrak, The Hartford Line and multiple interstate bus transit systems. Directly off of I-84. Walk-able neighborhood is home to 3,500+ residents who enjoy area amenities such as the XL Center, CT Science Center, Bushnell Park, and various eateries.



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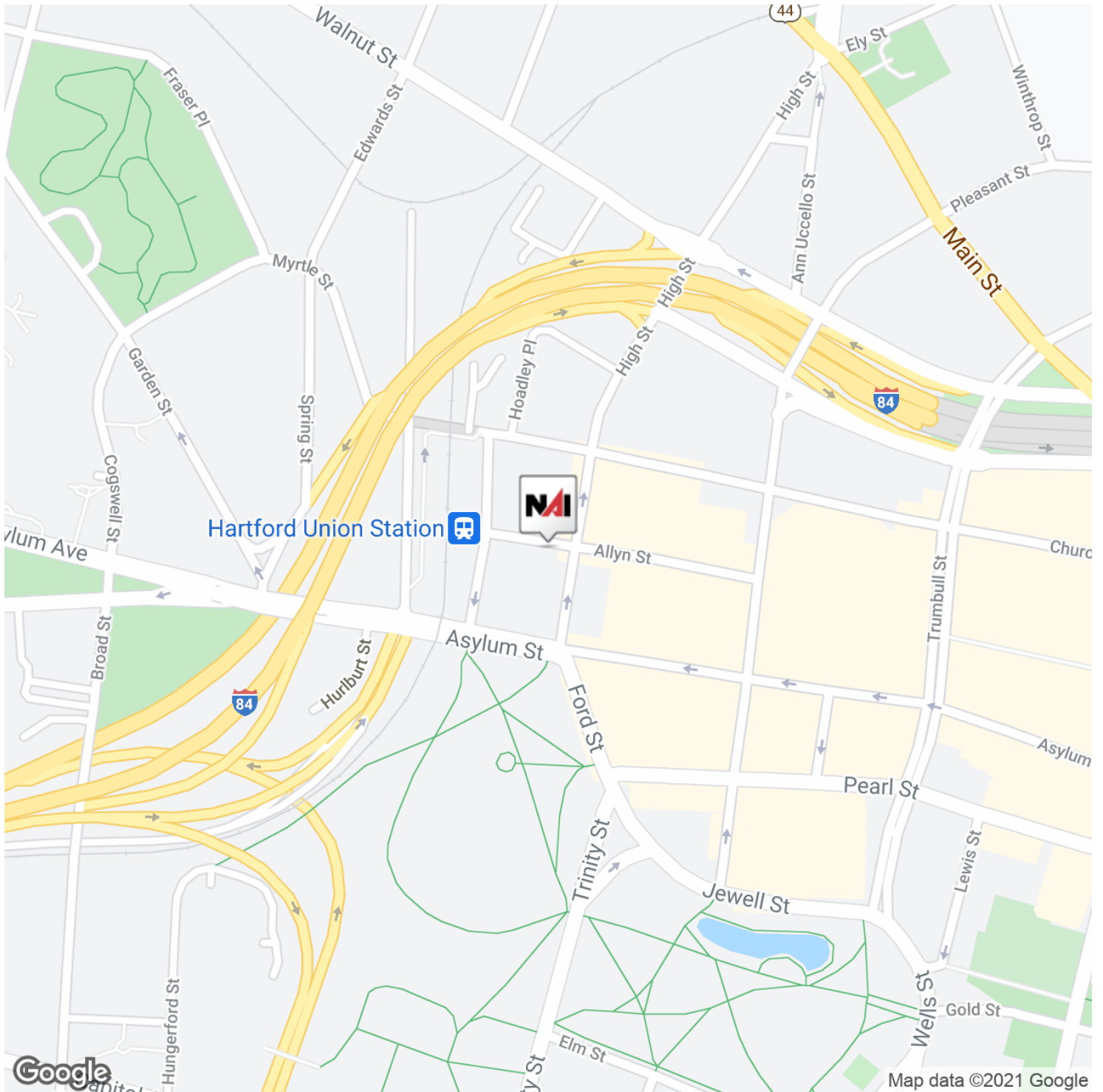
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Lease Rate	\$11.00 - 15.00 SF/YR
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LOCATION INFORMATION

Building Name	179 Allyn Street
Street Address	179 Allyn Street
City, State, Zip	Hartford, CT 06103
County	Hartford
Market	Hartford
Sub-market	Downtown Hartford (CBD)
Cross-Streets	Union Place
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	I-84
Nearest Airport	Bradley International Airport

BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	12 ft
Minimum Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	9,556 SF
Year Built	1884
Year Last Renovated	2018
Gross Leasable Area	6,570 SF
Construction Status	Existing
Framing	Steel
Condition	Average
Roof	Flat
Free Standing	Yes
Number of Buildings	0
Walls	Exposed brick

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
APN #	223-330-037
Lot Frontage	151 ft
Lot Depth	103 ft
Corner Property	Yes
Traffic Count	1400
Traffic Count Street	Allyn Street
Traffic Count Frontage	151
Amenities	Turnkey Restaurant Exposed Brick Large Windows w/ Lots of Natural Light Hardwood Floors Throughout Two Fully-Equipped Bars High Ceilings Architectural Duct Work Pendant and Track Lighting ADA Compliant Restroom Two Full-sized Restrooms Directly off of I-84 Adjacent to Union Station Security Camera System Mixed-Use Building
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	2
Freight Elevator	Yes
Number of Elevators	2
Number of Escalators	0
Central HVAC	Yes
HVAC	Yes



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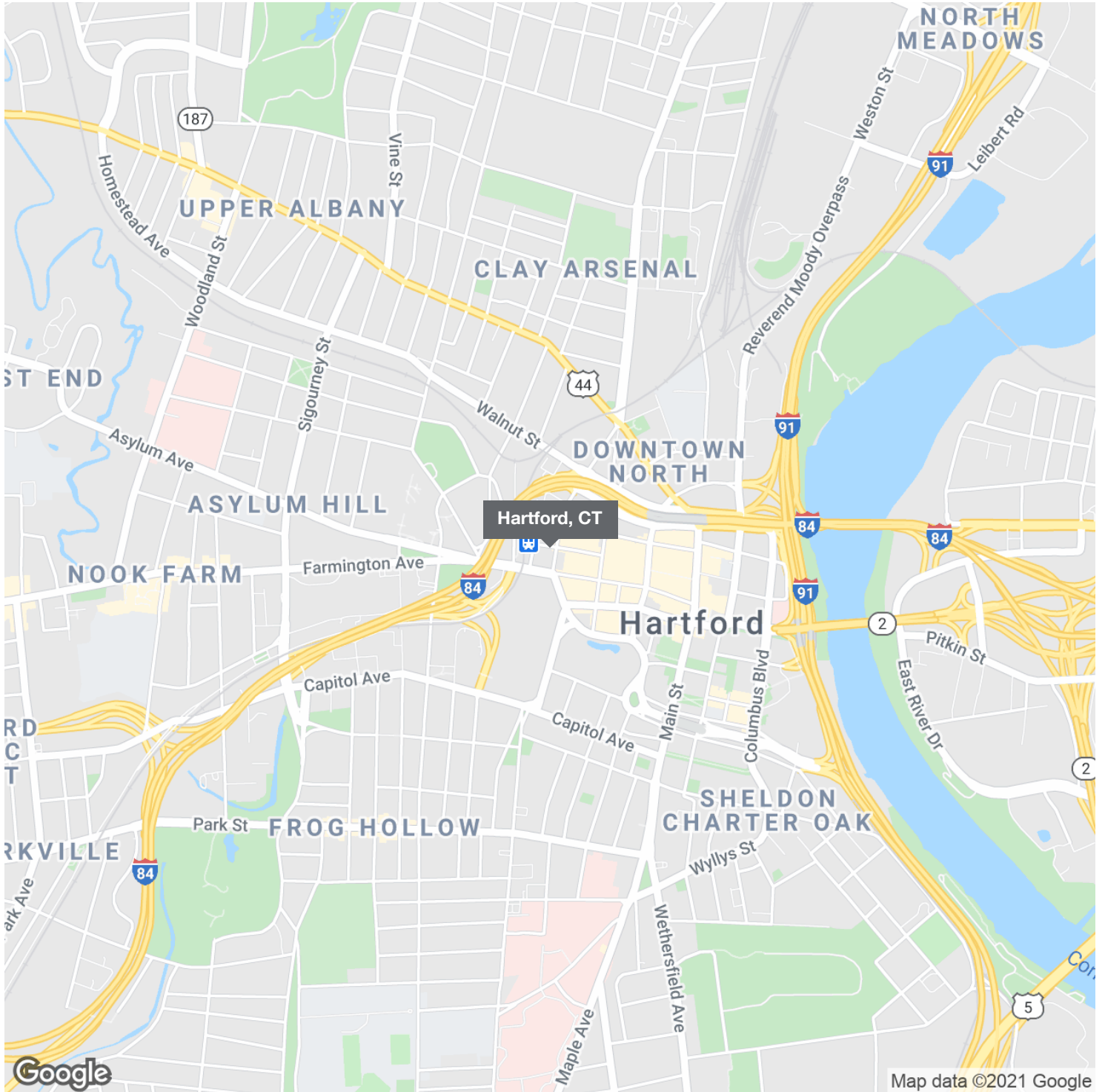
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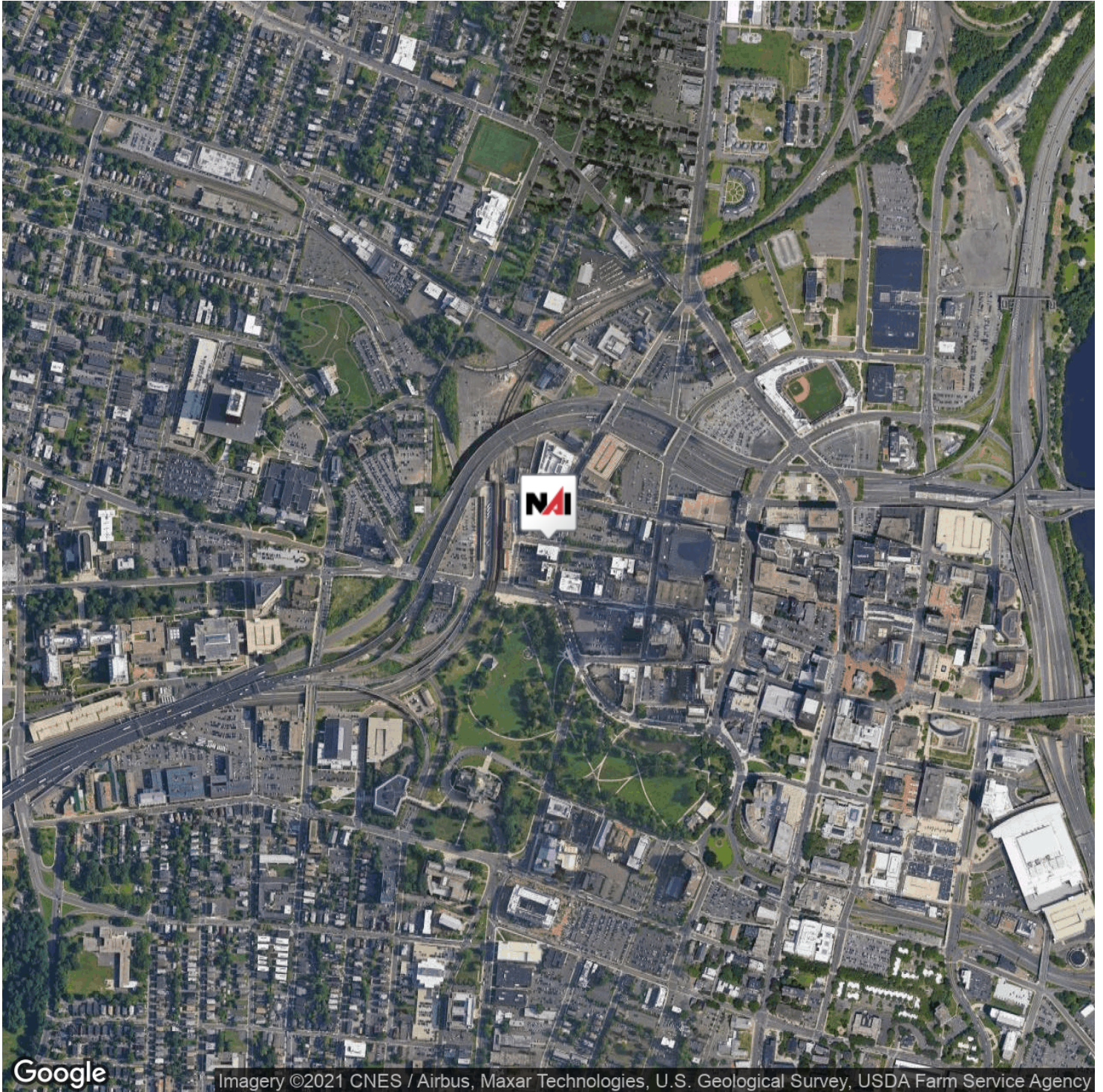
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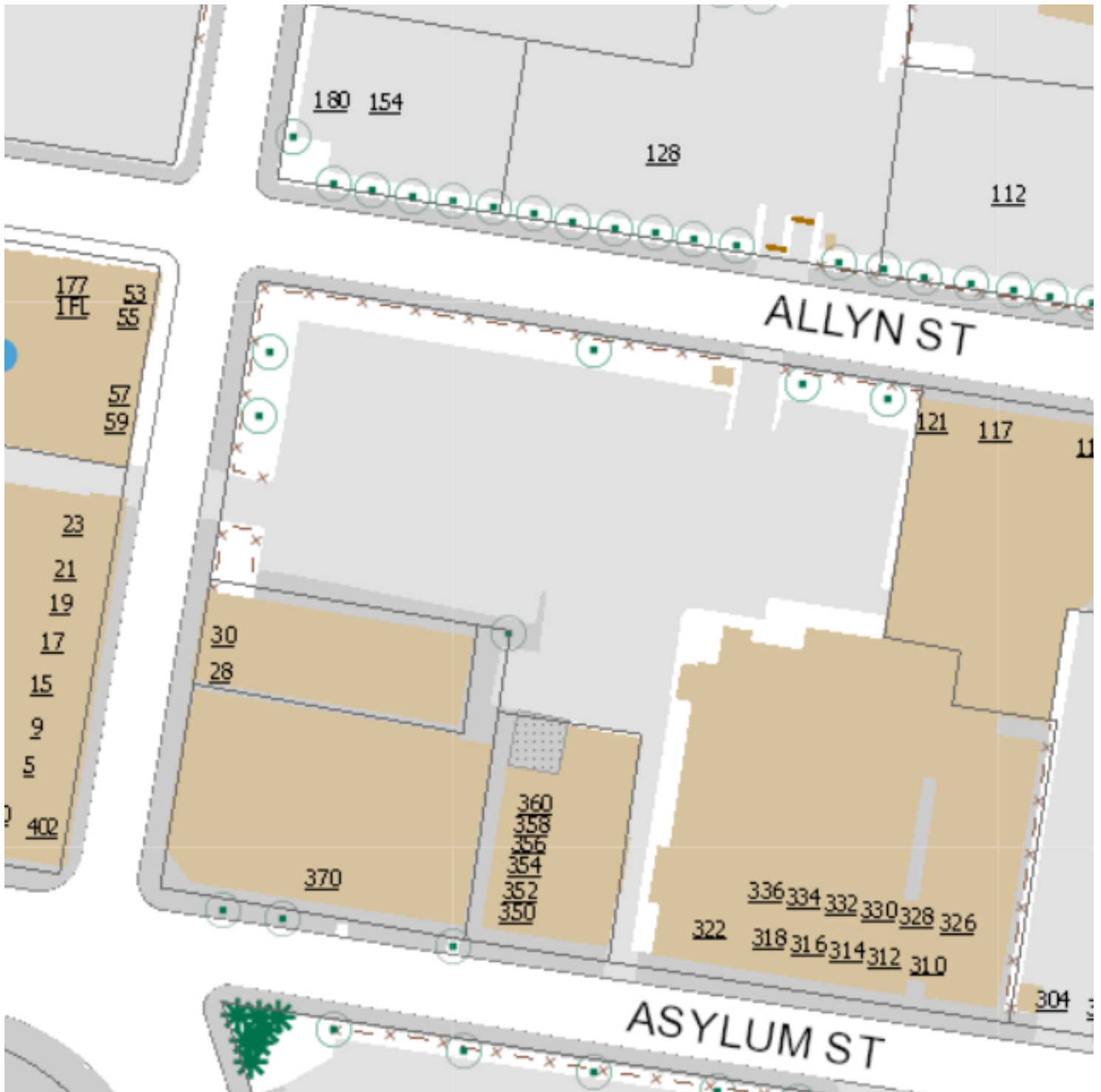
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