



# FOR LEASE

290-294 Collins Street, Hartford, CT 06105

2,946± SF MEDICAL OFFICE SPACE AVAILABLE ON 2<sup>nd</sup> FLOOR – 2 Blocks from St. Francis Hospital

**\$13/SF NNN**

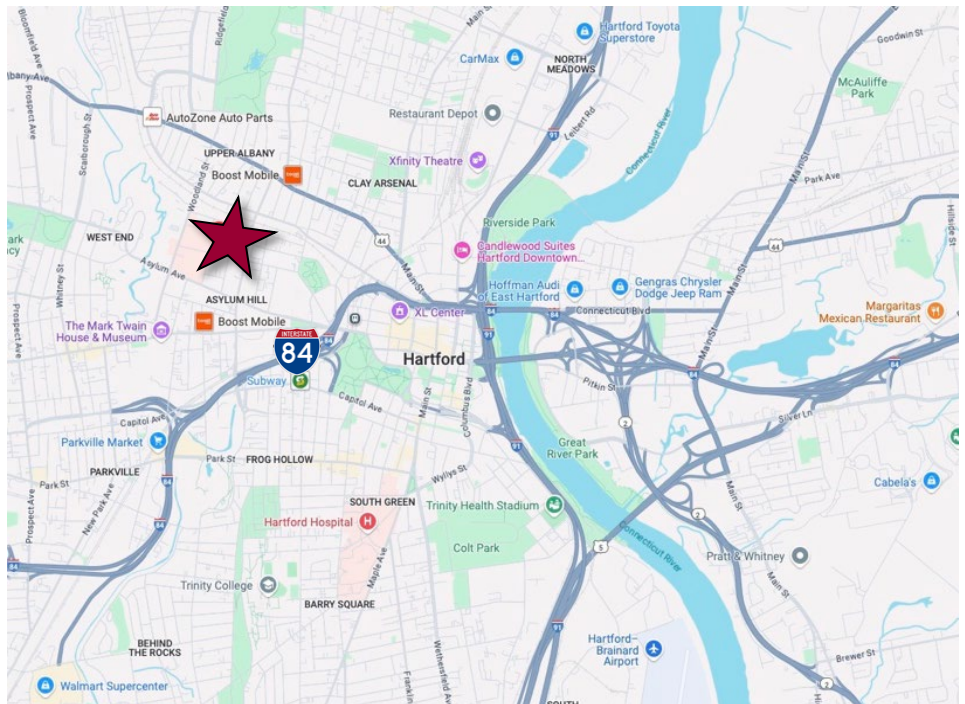
## HIGHLIGHTS

- 5,892± SF Building
- 2,956± SF Available on 2<sup>nd</sup> Floor
- 2 Story Building
- Chair Lift
- Pylon Signage
- Ample Parking
- I-84, Exit 48
- Many Area Amenities
- **2 Blocks from St. Francis Hospital**

## CONTACT

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# FOR LEASE

**\$13/SF NNN**

**290-294 Collins Street, Hartford, CT 06105**  
**2,946± SF MEDICAL OFFICE SPACE**

**BUILDING INFORMATION:**

**GROSS BLD. AREA** 5,892± SF  
**AVAILABLE AREA** 2,946± SF  
**NUMBER OF FLOORS** 2  
**ROOF TYPE** Flat, Tar & Gravel  
**YEAR BUILT** 1970

**MECHANICAL EQUIPMENT:**

**AIR CONDITIONING** Central Air  
**HEAT** Gas, Hot Water  
**ELEVATOR(S):** Chair lift

**SITE INFORMATION:**

**SITE AREA** 0.40± Acres  
**ZONING** MX-1  
**PARKING** Ample  
**SIGNAGE** Pylon  
**VISIBILITY** Excellent  
**FRONTAGE** 103' on Collins St  
**HWY ACCESS** I-84, Exit 48

**UTILITIES:**

**SEWER** City  
**WATER** City  
**GAS** Yes

**TAXES:**

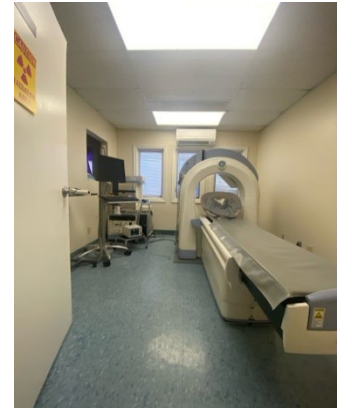
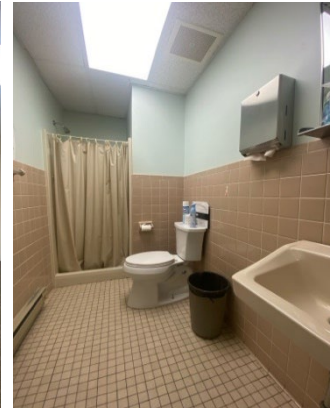
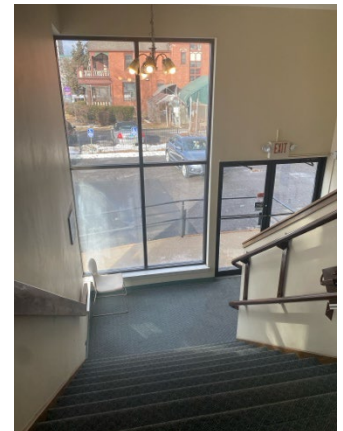
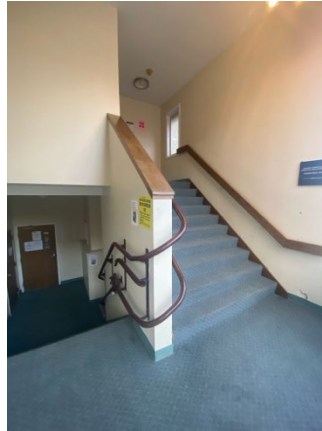
**ASSESSMENT** \$1,164,450  
**MILL RATE** 32.02  
**TAXES** \$44,843

**EXPENSES:**

**RE TAXES**  Tenant  Landlord  
**UTILITIES**  Tenant  Landlord  
**INSURANCE**  Tenant  Landlord  
**MAINTENANCE**  Tenant  Landlord  
**JANITORIAL**  Tenant  Landlord

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