



613 New Britain Ave, Farmington, CT 06032

\$15/SF/YR

\$1.25/SF/MO

Exceptional Office Space in exceptional location

Office | 1 space available | 3,000 sq. ft. - 25,000 sq. ft.



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Listing Added: 04/05/2024

Listing Updated: 04/11/2024

Building Details

Property Type	Office	Subtype	Traditional Office, Executive Office, Creative Office, Medical Office
Tenancy	Multiple	Total Building SQFT	34,000
Minimum Divisible SQFT	3,000	Max Contiguous SQFT	25,000
Vacant SQFT	25,000	Land Acres	20
Class	A	Zoning	CR

Building Description

- *Farmington, CT location – 10 min. to Rte. 84; 5 min. to Farmington's historic Main Street.*
- *3,000 SF - 25,000 SF available in a flexible zone that allows office and industrial use, including fitness and educational businesses.*
- *Available for the first time in 20+ years.*
- *Building is located on 20+ acres with ~1/4 mile of frontage on the Farmington River*
- *Both floors are handicap accessible*
- *One loading dock and one drive-in door.*

Building Highlights

Wonderful views of Farmington River

Central AC

Handicap accessibility

10 min from I-84

Building Location (1 Location)

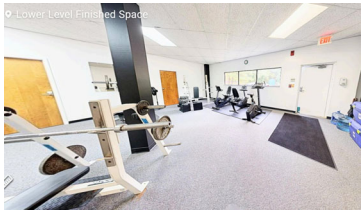
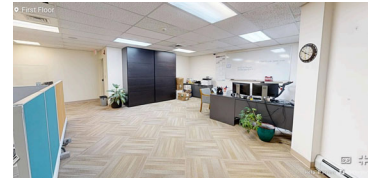
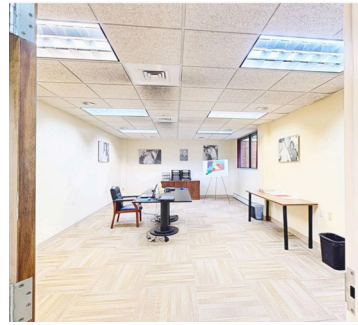
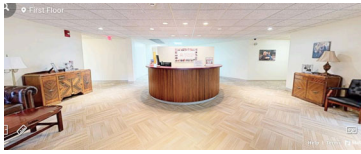


Available Space 1 Details

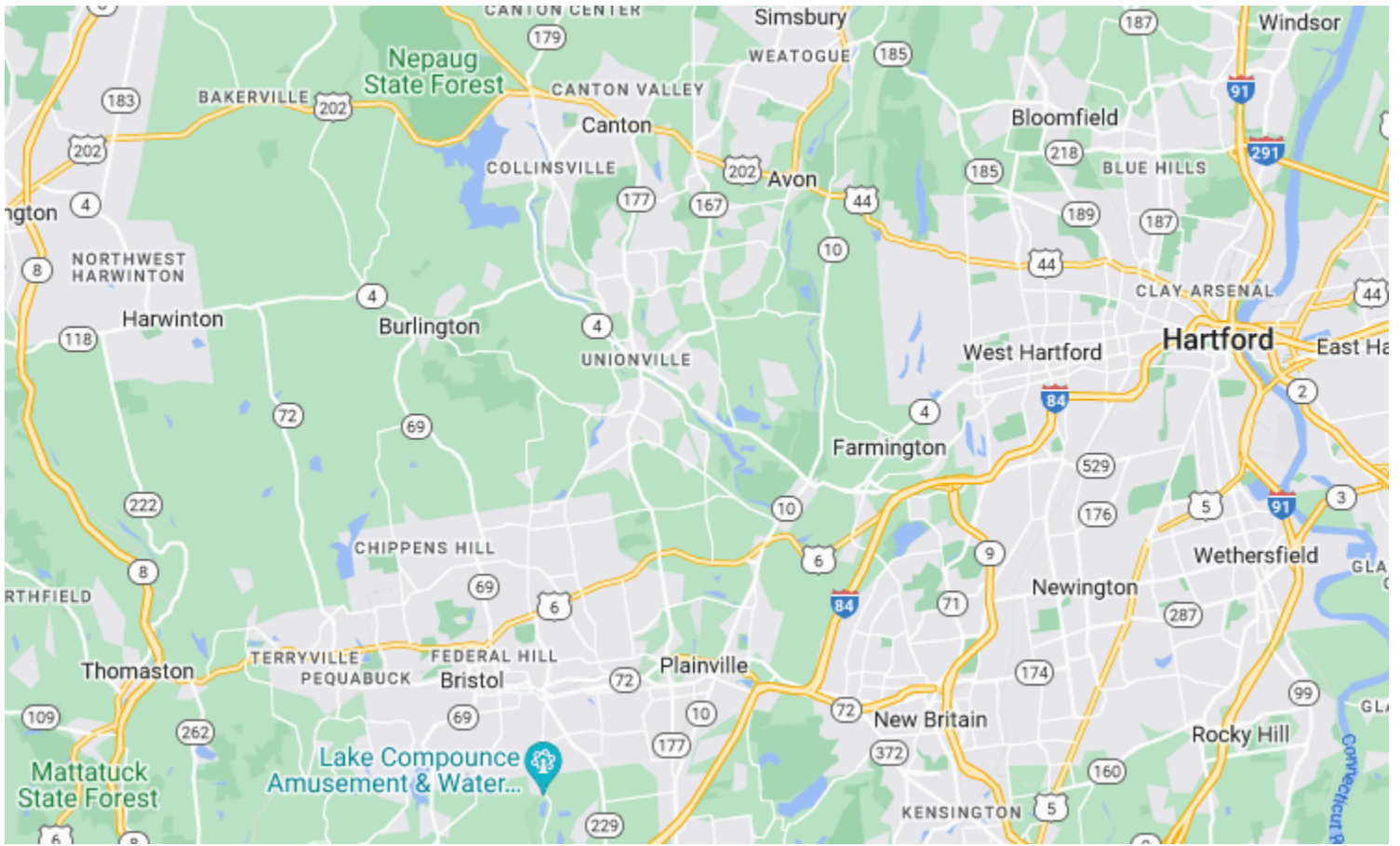
Magnificent location for an office, school, or gym or sports center.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office,Medical Office
RSF Range	3000 - 25000 SF	Space Available	4/5/24
Parking	ample	Rate (Per SF)	\$15 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$6	Total Rate (Per SF/YR)	\$21
Days on Market	20 days		

Property Photos (10 photos)



Demographic Insights



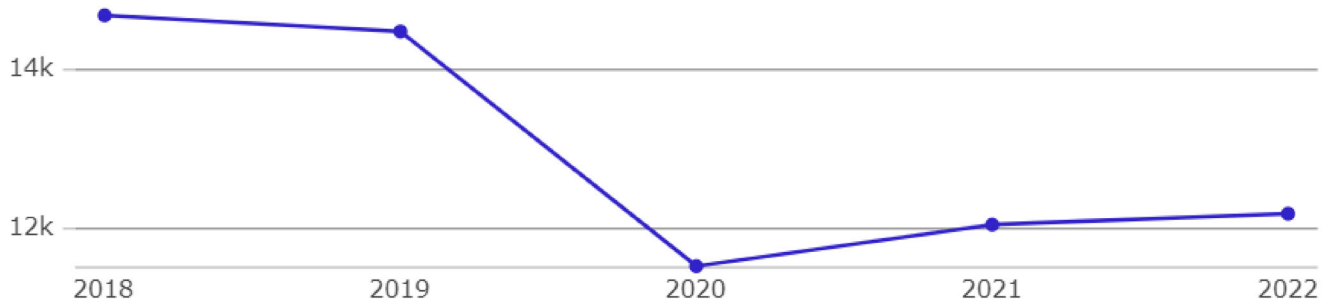
12.1k

↑ 1%

Compared to 12k in 2021

↓ -16%

Compared to 14.6k in 2018



\$130k

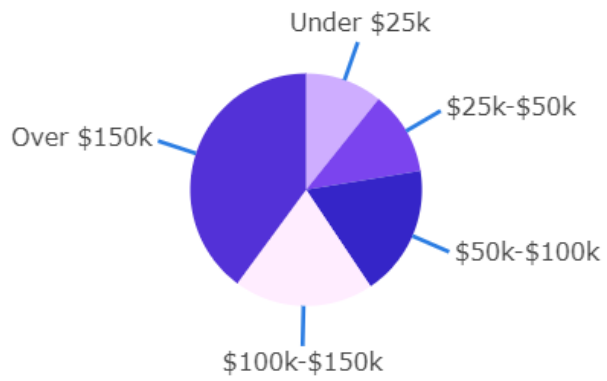
Median Income

\$115k

2028 Estimate

↓ **-11%**

Growth Rate



43

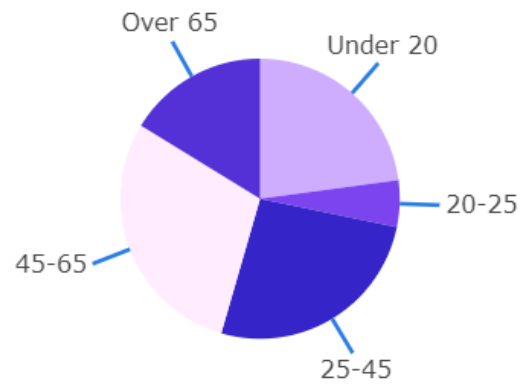
Median Age

45

2028 Estimate

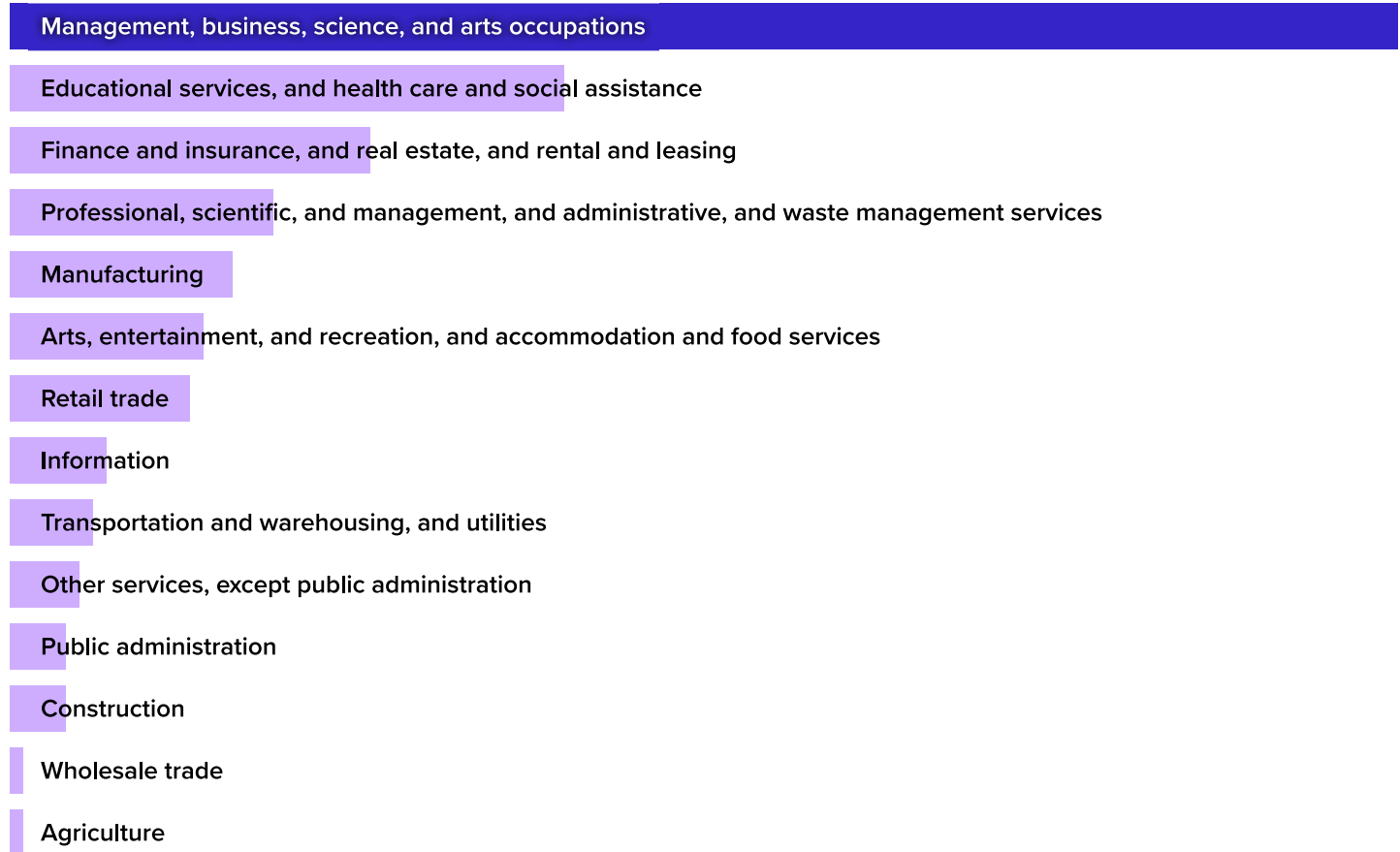
↑ **4%**

Growth Rate



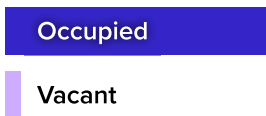
10.1k

Top Employment Categories



15:1

60:1 predicted by 2028



1:3

1:3 predicted by 2028

