



*Achieve
Ambitions*

For Sale or Lease

200 Constitution Plaza
Hartford, CT

August 2018

Confidential offering memorandum

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200 Constitution Plaza offers a uniquely dynamic investment opportunity due to its strategic, technology-centric location.

This former single tenant building is a total of 135,000 SF in five-stories. The property is situated on Constitution Plaza, sharing the plaza with six other office buildings.

Constitution Plaza is located in the heart of Hartford’s central business district. It is accessible by foot, train and car, with immediate access to Interstate 84 and 91. Bradley International Airport is a mere 15-minute drive from the Plaza.

This is an ideal location for any business looking to enjoy a beautiful view and the variety of amenities that downtown Hartford has to offer.





200 Constitution Plaza

BUILDING HIGHLIGHTS

- 135,000 SF – Five (5) stories
- Structured parking located directly on the plaza
- Versatile for single or multi tenant users
- Located in Hartford’s central business district
- Ideal accessibility by all forms of transportation
- Immediate access to Interstates 84 and 91

Location

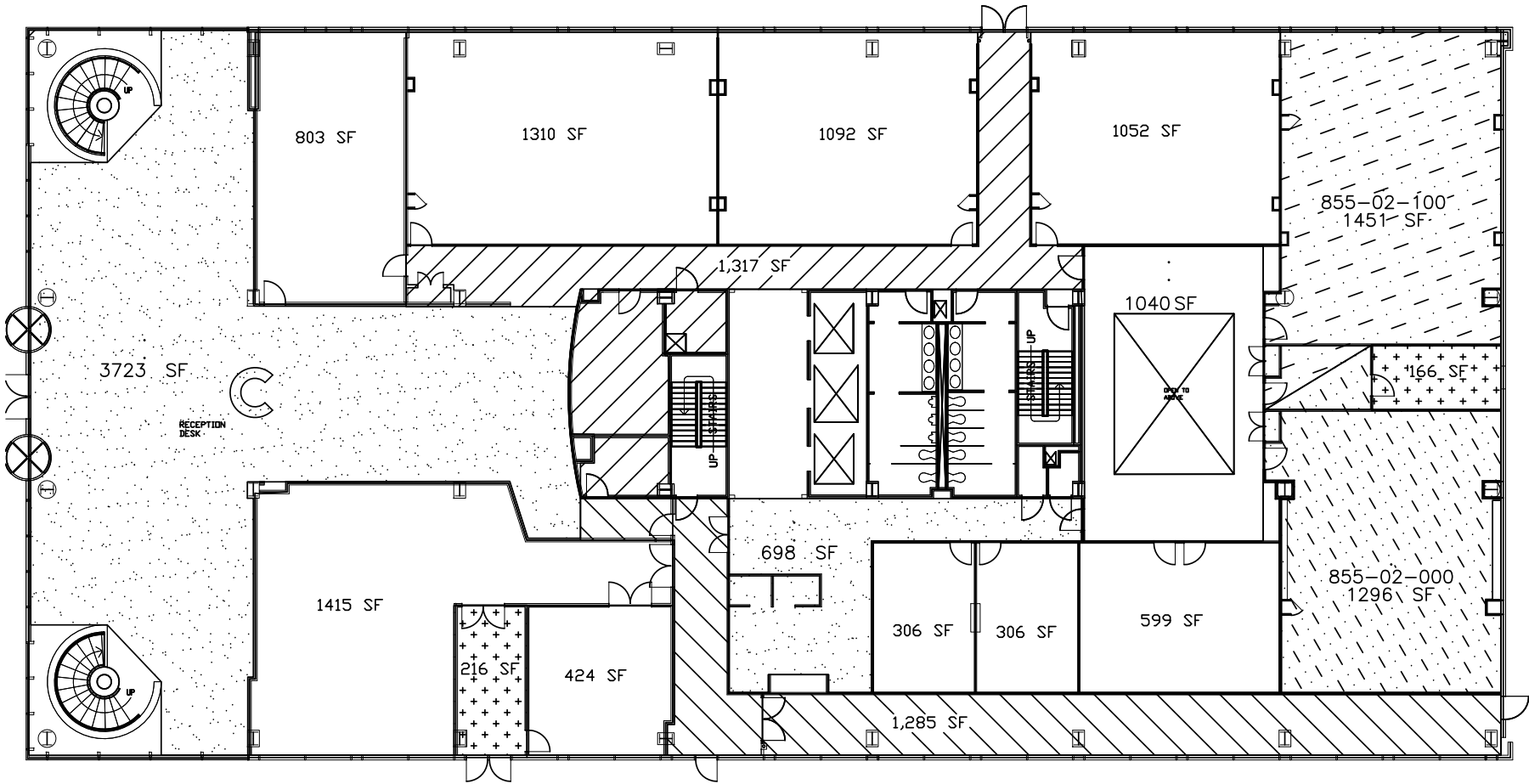


FULL BUILDING FOR SALE OR LEASE

1 st Floor	21,038 SF
2 nd Floor	24,421 SF
3 rd Floor	25,148 SF
4 th Floor	21,561 SF
5 th Floor	23,949 SF
Lease Rate	\$22.00 Gross
Sale Price	\$3.2 Million

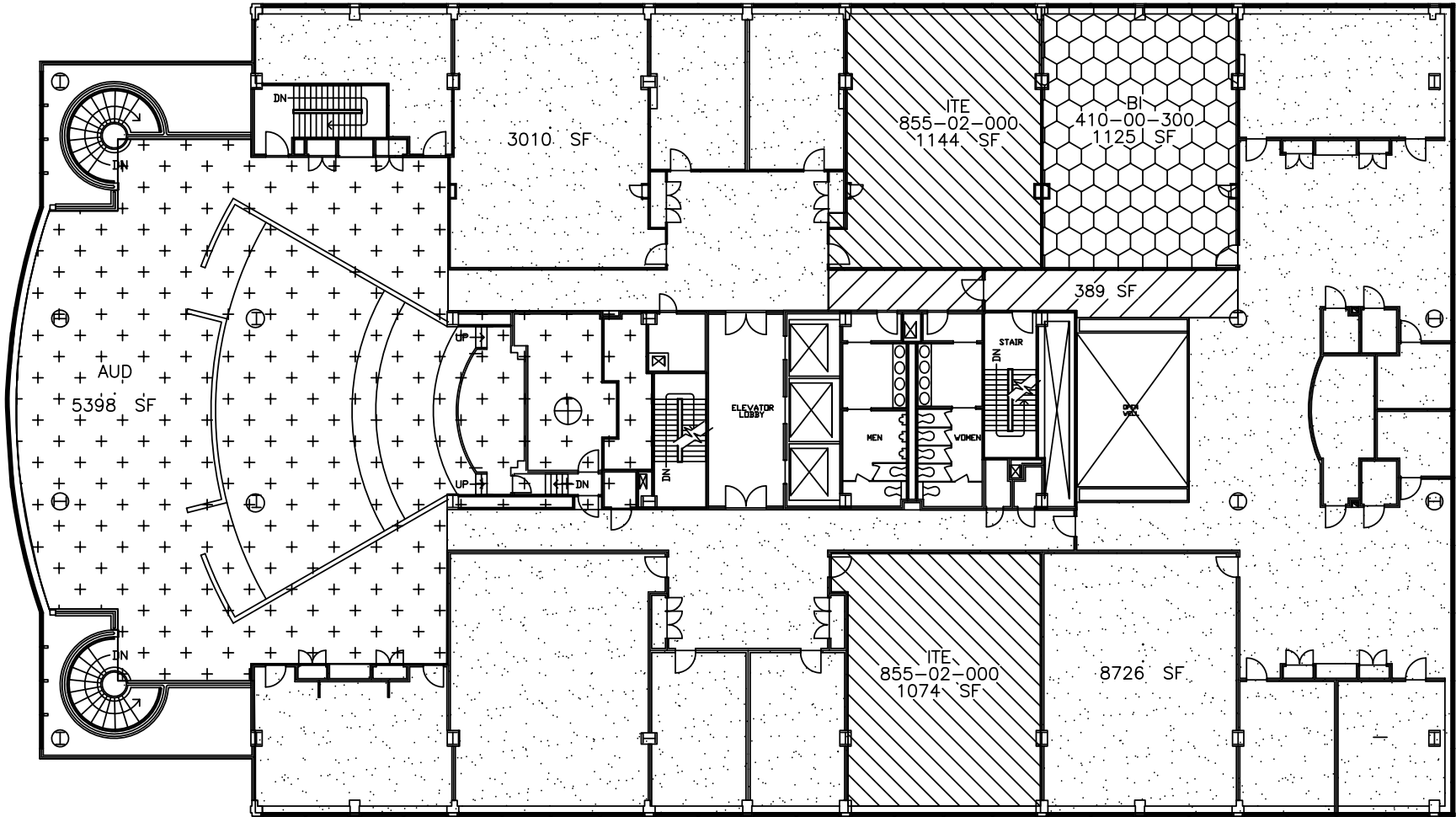
1st Floor: 21,038 SF

Lease Rate: \$22.00 Gross



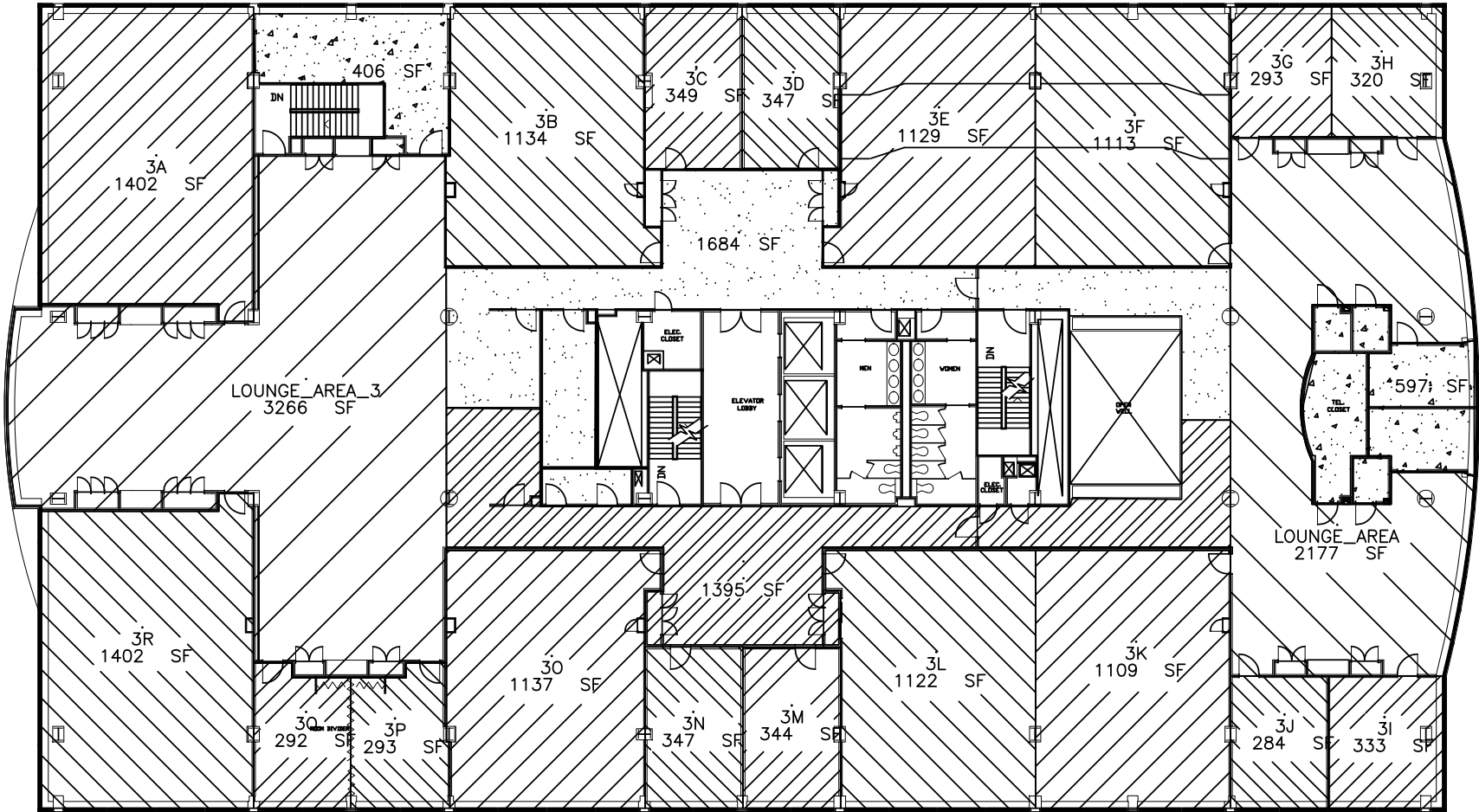
2nd Floor: 24,421 SF

Lease Rate: \$22.00 Gross



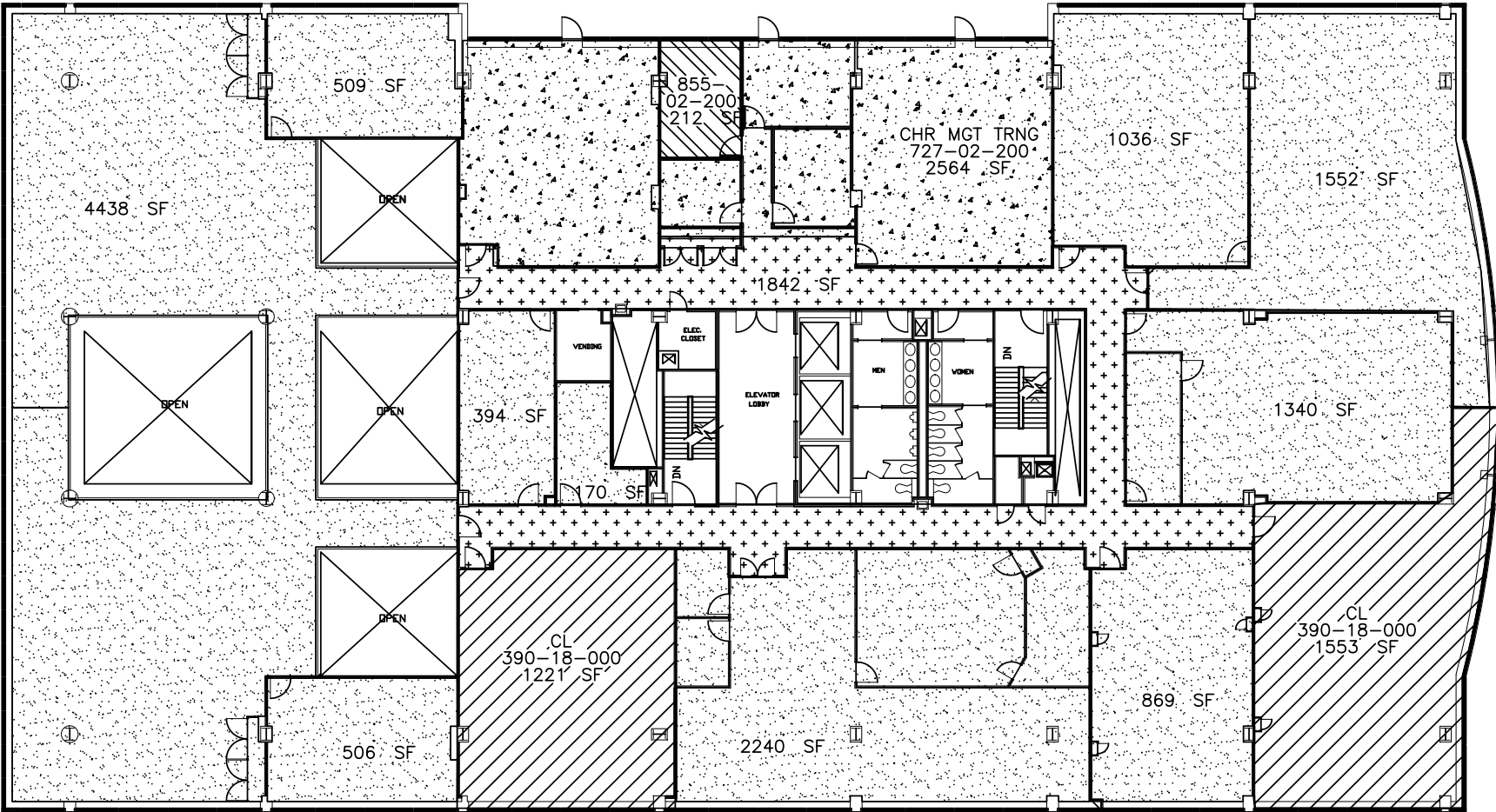
3rd Floor: 25,148 SF

Lease Rate: \$22.00 Gross



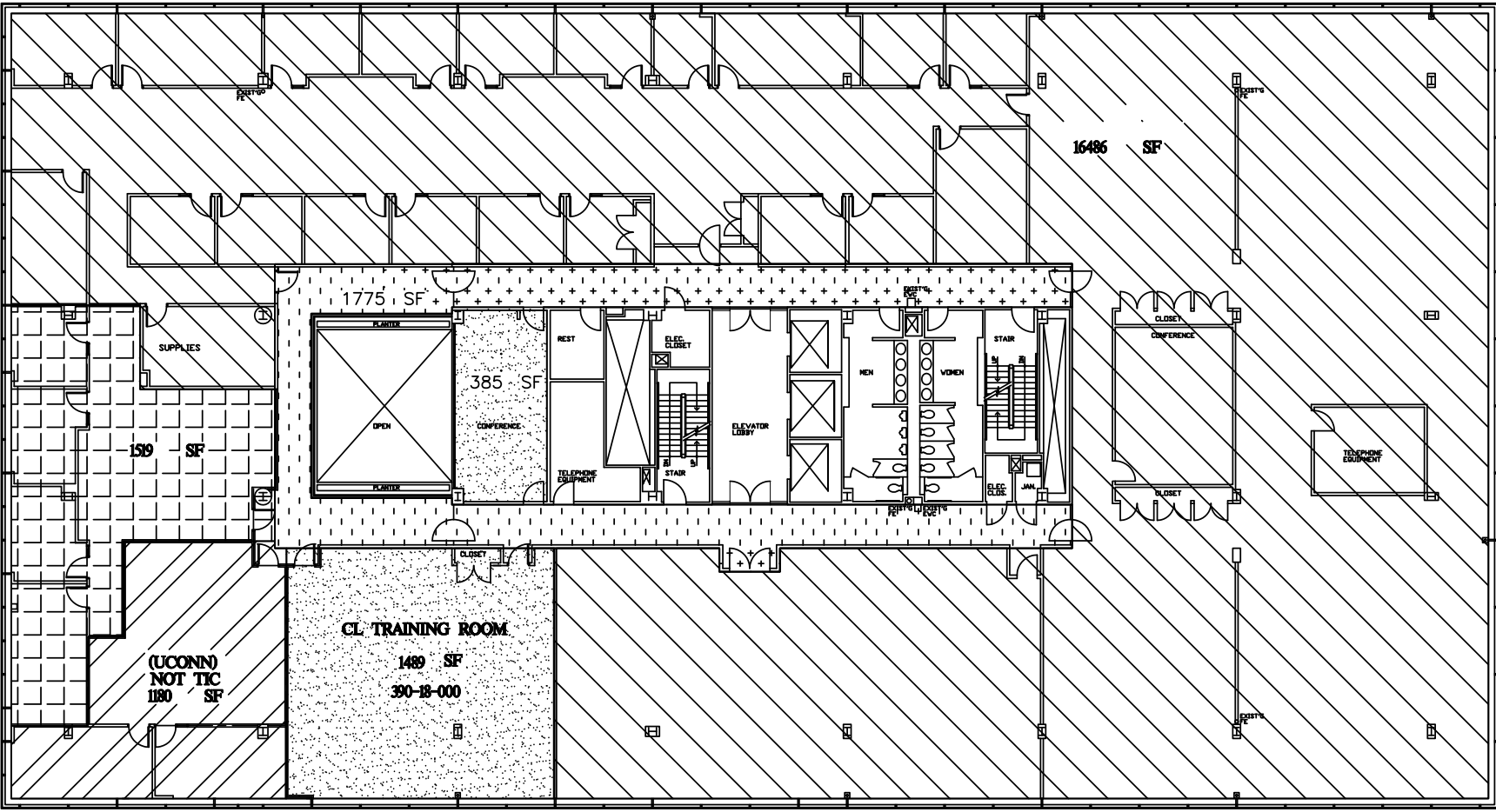
4th Floor: 21,561 SF

Lease Rate: \$22.00 Gross



5th Floor: 23,949 SF

Lease Rate: \$22.00 Gross



Contact information

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