

FOR LEASE

144 Main St., East Hartford, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 144 Main St., East Hartford, CT available for lease. This retail / office suite is fully built out as an adult daycare facility. The unit is equipped with a commercial kitchen, many offices and plenty of open space, and multiple large bathrooms. This property borders CT Route 2 and is less than one minute off of the highway. The suite is in excellent condition and is suitable for any retail, medical, or office user.

PROPERTY FEATURES

- Suite F: 7,000 SF Retail Unit
- Former Adult Daycare Facility
- Commercial Kitchen
- 10 Private Offices & 1 Conference Room
- Washer/ Dryer Hookup
- Fenced Outdoor Seating Area
- Average Daily Traffic Count: 12,500 Vehicles

LEASE RATE

- \$12.00 PSF + \$2.50 PSF Taxes + Utilities
- \$8,458.33 Per Month + Utilities

GERRY D. MATTHEWS
203-753-5800
matthewscgre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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BUILDING

Total SF	31,694 SF +/-
Total Available SF	7,000 SF +/-
Exterior Construction	Brick / Veneer
Roof	Rubber
Interior Construction	Carpet / Drywall/ LED lighting
Year Built	1987 2003 Remodel
Ceiling Height	10'
Parking	99 Spaces
Zoning	B1

PROPERTY

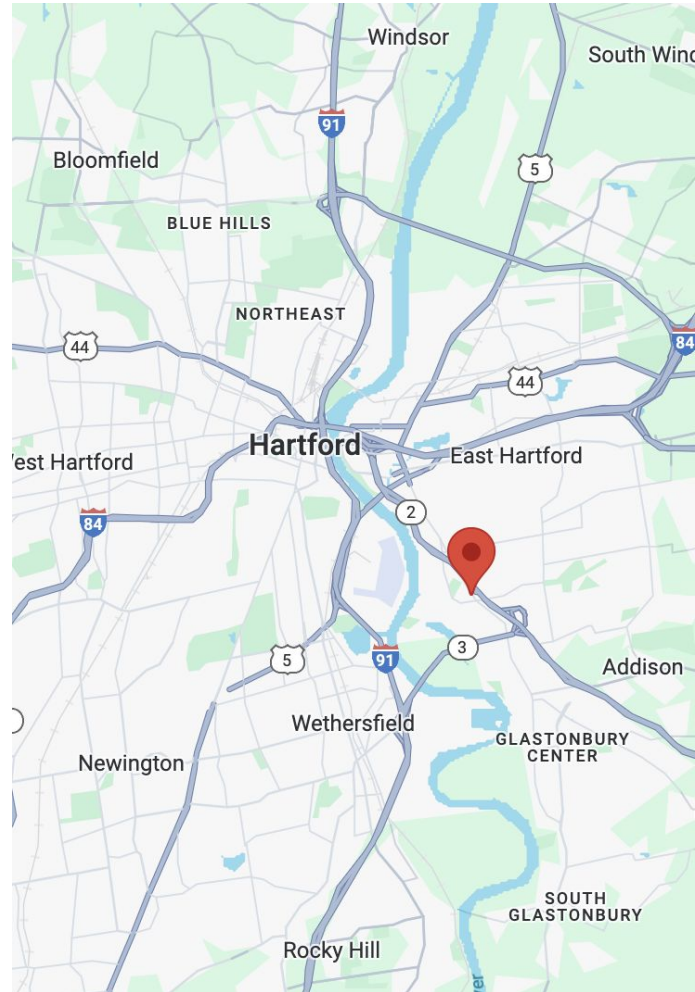
Lot Size	2.42 Acres
Distance to: CT Route 2 & I-91	0.2 Miles & 3.1 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air
Electric	Eversource
Sewer	City
Water	City
Sprinkler	Wet

TAXES

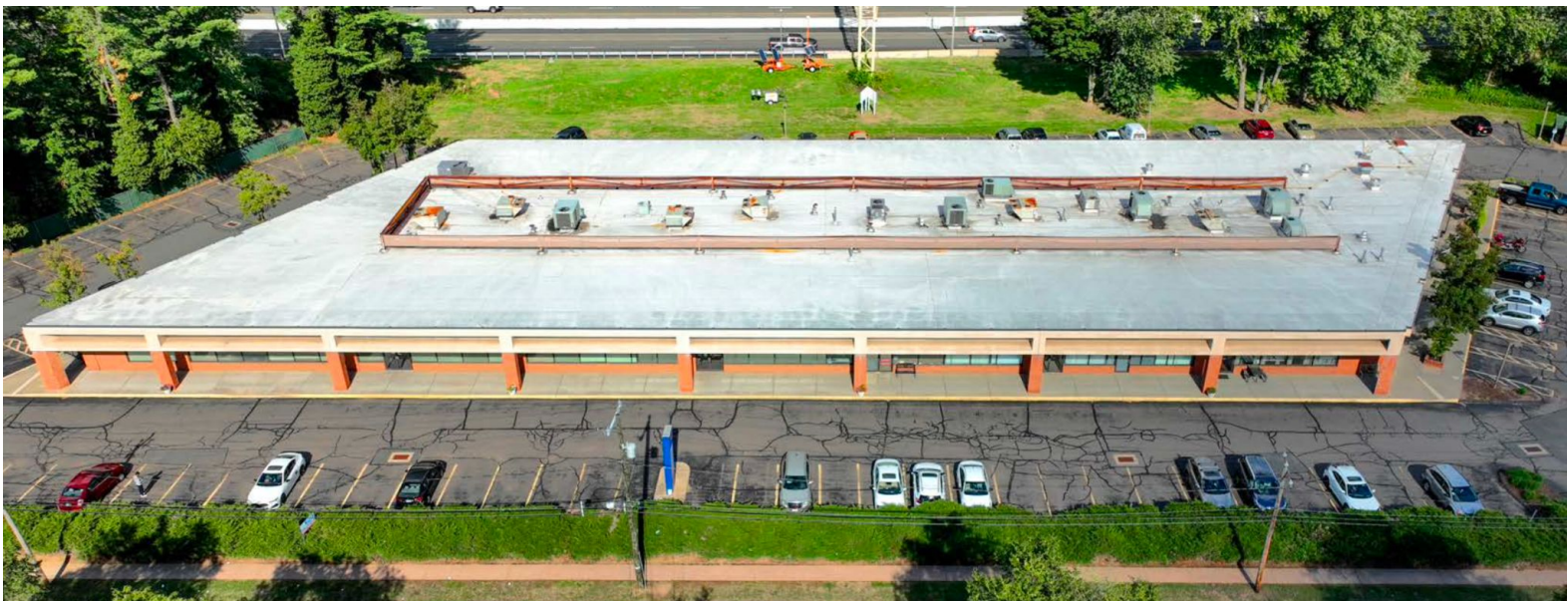
TAXES PSF	\$2.50 PSF
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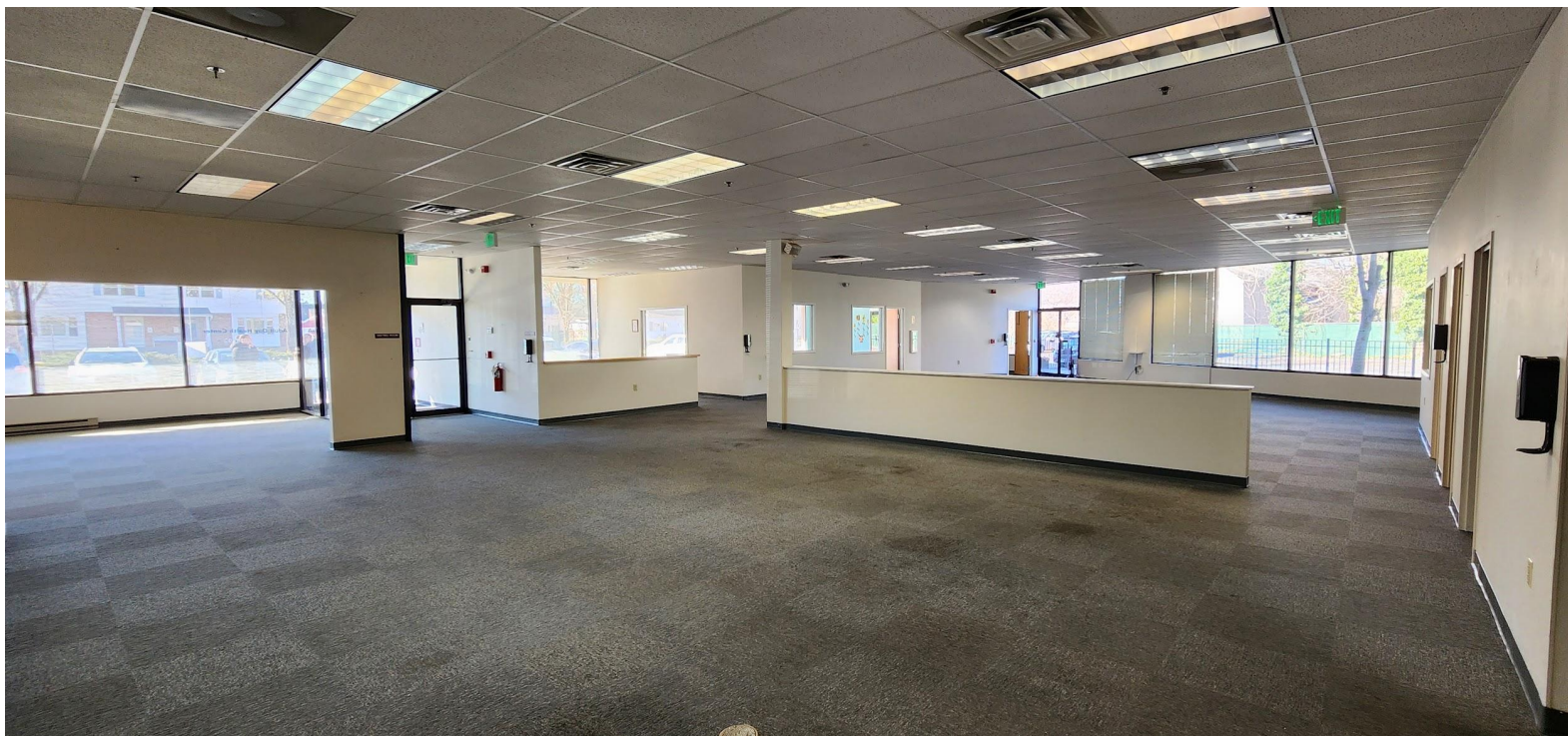


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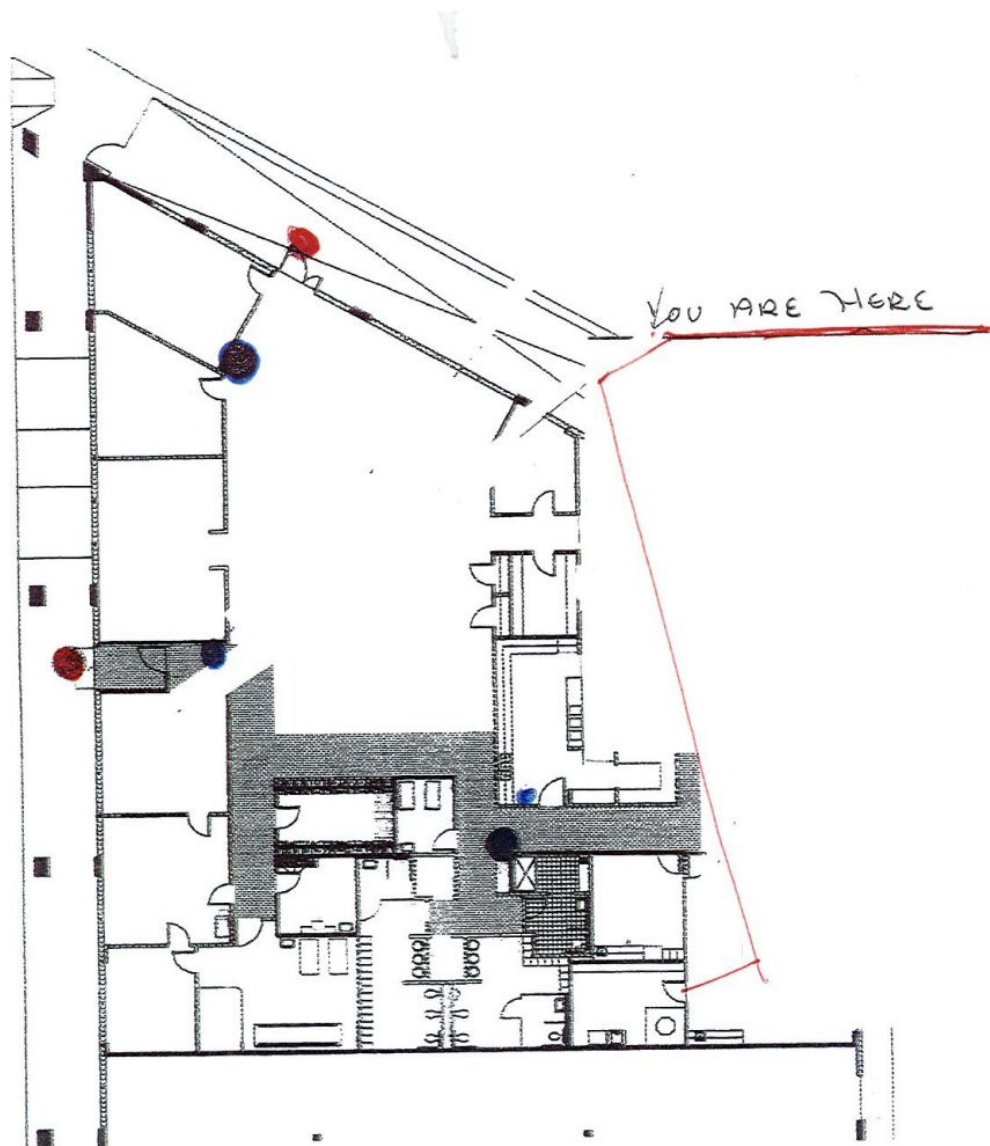
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LEGEND

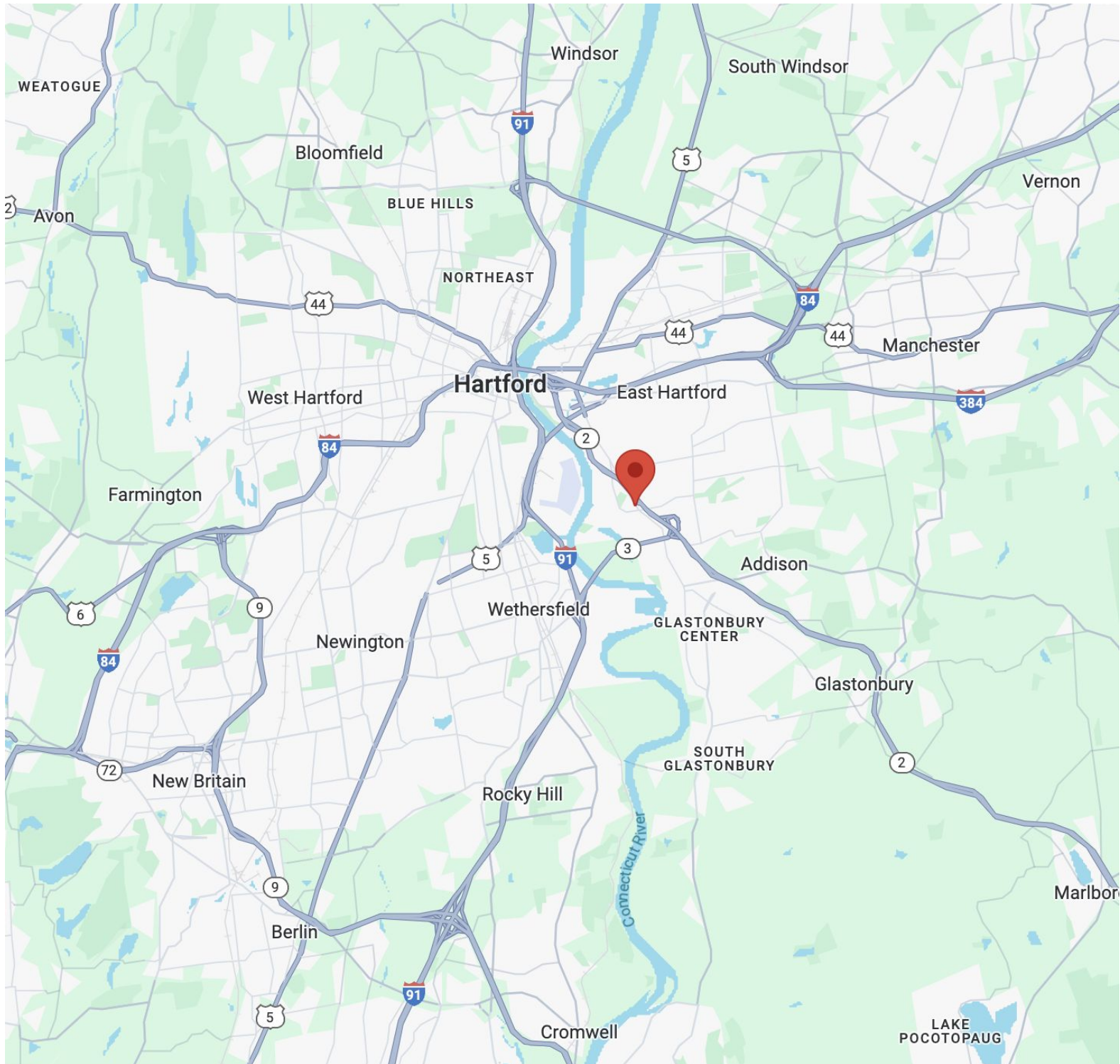
- EXIT
- FIRE EXTINGUISHER

FIRE EVACUATION PLAN

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