



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge\* Branford \* Old Saybrook

**INDIVIDUAL, PRIVATE OFFICES**  
**Multiple 1<sup>st</sup> Floor Spaces**  
**RANGING FROM \$450 - \$1,350 / mo**  
**Entire 3<sup>rd</sup> floor available - 7500 SF**

**765 Asylum Ave, Hartford, CT 06105**

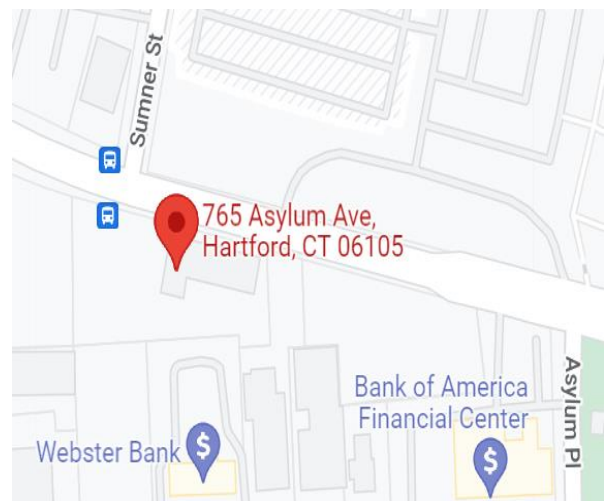
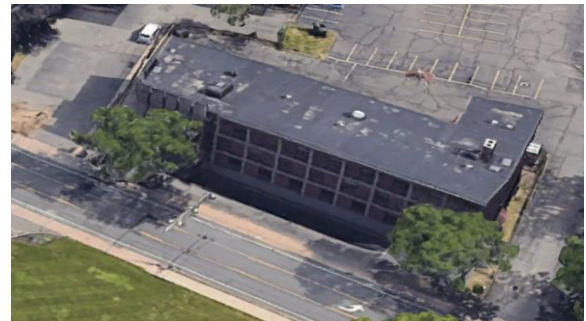


**FOR LEASE**

**\$450 - \$1,350/mo + Electric**  
**3<sup>rd</sup> Floor - \$16/SF plus util**

**Located across**  
**From Hartford Insurance Co.**

- **Multiple office spaces w/ windows**
- **A/C, Elevator & HC Accessible**
- **Private, Individual Offices**
- **Move your home office to a quiet office location**
- **Off Street Parking**
- **On main Bus Line**



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### Property Information

Total Building SF	29,792
Available SF	7,500 +/-
Year Built	1961
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Brick, Concrete, Masonry
HVAC	Central AC
Electric Service	TBD
Gas	Yes
Column Spacing	N / A
# of Floors	3
Parking	Parking Lot
Bathrooms	Multiple HC
Frontage	204'
Zoning	RO1
Assessment	\$581,770
Environmental	TBD
Mill Rate	74.29
Taxes	\$40,113.00
Taxes/SF	\$1.35

### 765 Asylum Ave, Hartford, CT 06105

Comments:

1st floor spaces for rent starting at only \$450/ mo plus Electricity (\$35/ mo). Perfect spaces with windows for anyone who wants a private, individual office or to move their home office to a quiet office location. Entire 3<sup>rd</sup> Floor (7,500+/-SF) at \$16/SF plus util. Central Air, Elevator and HC accessible. Located just off I-91 and I-84, across the street from the Hartford Insurance building. Broker has an ownership interest in the subject property.

**Ken Ginsberg**  
 Broker  
 (203) 376-6266  
 ken@kngrealty.com

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 Milford CT 06460  
 (203) 701-4848



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ROOM	POSTED RENT	ELECT/MO
1	\$ 600.00	\$ 35.00
2	\$ 600.00	\$ 35.00
3	\$ 600.00	\$ 35.00
4	\$ 935.00	\$ 35.00
5	\$ 550.00	\$ 35.00
6	\$ 1,350.00	\$ 35.00
7	\$ 600.00	\$ 35.00
8	\$ 450.00	\$ 35.00
9	\$ 450.00	\$ 35.00
10	\$ 500.00	\$ 35.00
11	\$ 900.00	\$ 35.00
LEASED	\$ 2,000.00	\$ 35.00
LEASED		\$ 35.00
LEASED		\$ 35.00
LEASED		\$ 35.00