

FOR LEASE

# 99 ASH STREET FORMER UCONN HEALTH CENTER FACILITY

EAST HARTFORD, CONNECTICUT :: AVAILABLE JANUARY 1, 2015



CBRE/New England is pleased to offer up to 30,554 square feet for lease at 99 Ash Street, a signature, two-story medical office building located immediately off I-84 in East Hartford, Connecticut. Formerly 100% occupied by the UCONN Health Center, the building consists of 24,067 RSF on the first floor and 6,477 RSF on the second floor. The property offers excellent highway access and visibility, as well as an exceptional on-site parking ratio of 5.73/1,000 SF and an ideal location minutes from downtown Hartford. 99 Ash Street is available in its entirety at an asking rate of \$16.00 psf NNN.

## Property

:: Excellent East Hartford location with superior I-84 access and visibility

## Highlights

- :: Minutes from downtown Hartford, just off Route 44
- :: On-site parking ratio of 5.73 spaces per 1,000 SF
- :: Four (4) separate exterior entrances connected by a central lobby on the first floor
- :: Close to public transportation, convenient for both suburban and downtown commuters
- :: Exterior building signage available
- :: Attractive asking lease rate of \$16.00 psf NNN

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

### Patrick Mulready

Senior Vice President

860.987.4735

pat.mulready@cbre-ne.com

### Jennifer Gosselin

Senior Associate

860.987.4734

jennifer.gosselin@cbre-ne.com

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CB Richard Ellis - N.E. Partners, LP, A CBRE Joint Venture

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For additional information, please visit the website:

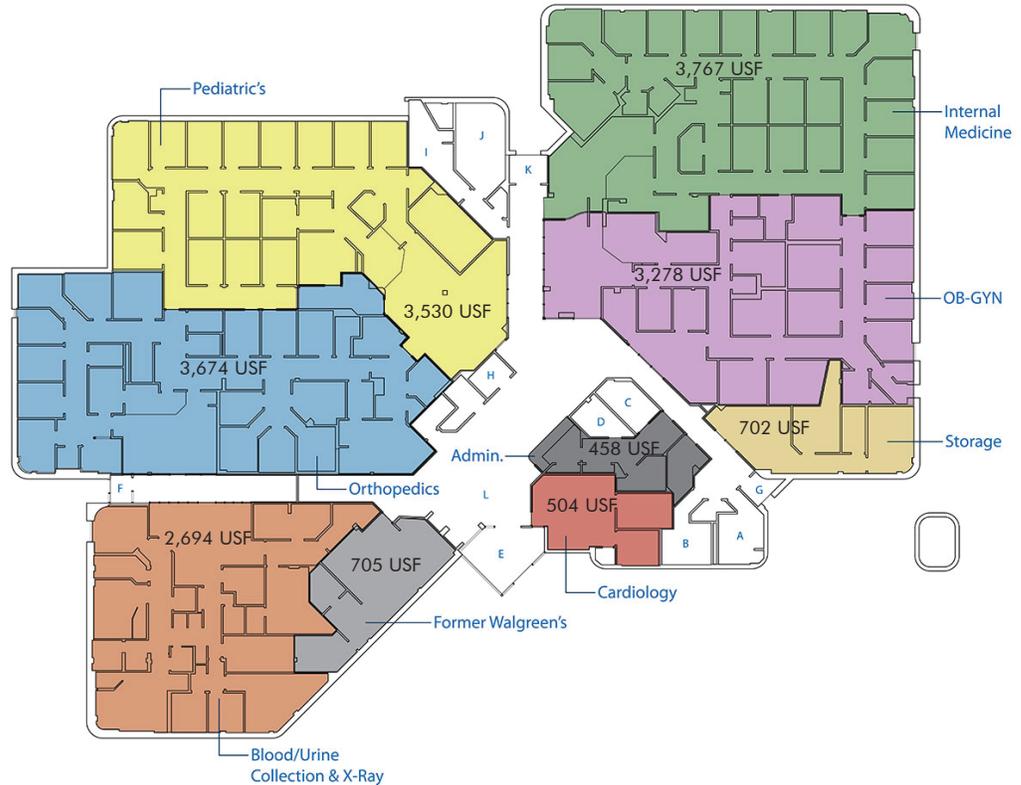
[www.cbre.com/99ash](http://www.cbre.com/99ash)

# 99 ASH STREET

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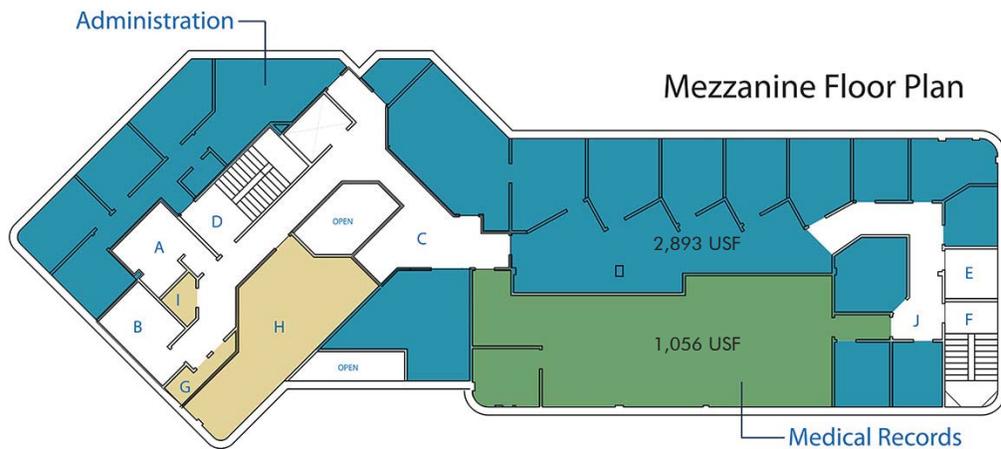
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### CURRENT MEDICAL FLOOR PLANS



**FIRST FLOOR PLAN**  
**TOTAL AVAILABLE: 24,067 USF**

Full floor medical office space, subdividable into 4 separate suites, with common area lobby and 4 exterior entrances.



**SECOND FLOOR PLAN**  
**TOTAL AVAILABLE: 6,477 USF**

Full floor opportunity consisting of administrative offices, records storage, and restrooms with shower facilities.

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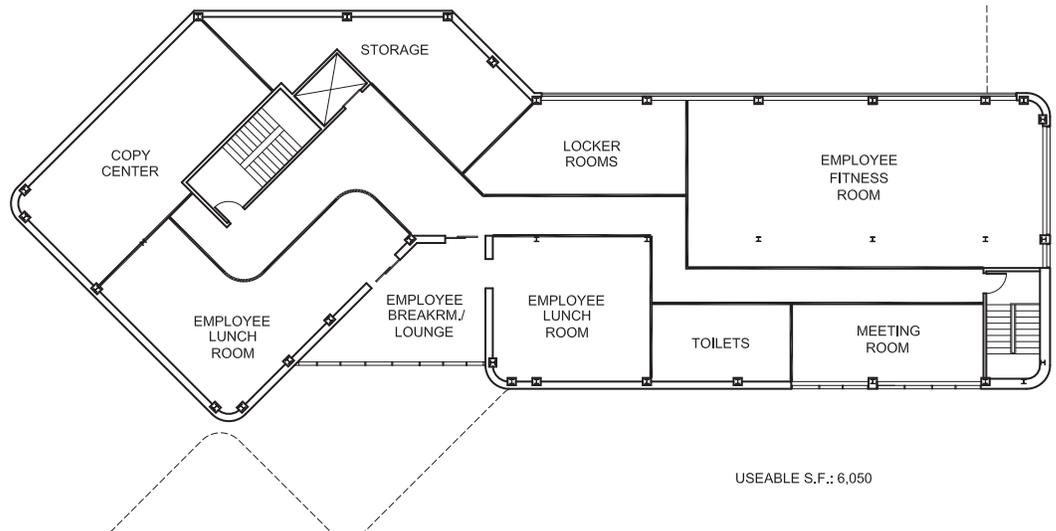
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CONCEPTUAL  
OFFICE  
FLOOR PLANS

### FIRST FLOOR



### SECOND FLOOR



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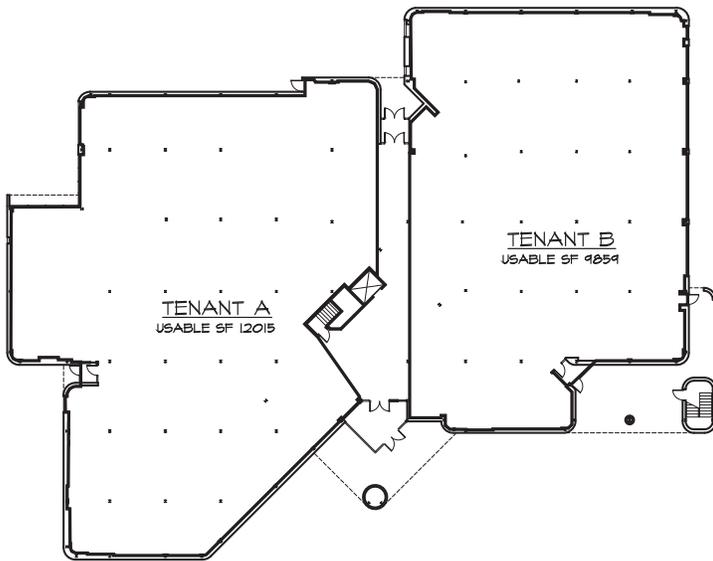
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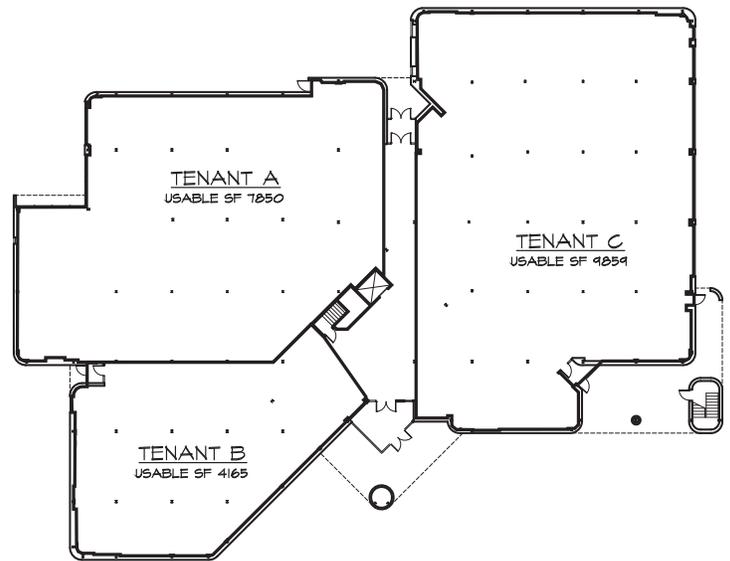
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## CONCEPTUAL MULTI-TENANT FLOOR PLANS

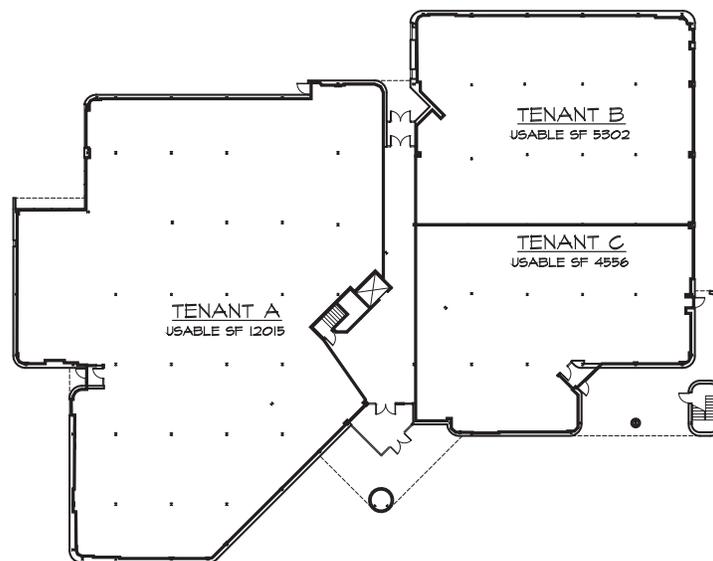
### OPTION ONE



### OPTION TWO



### OPTION THREE



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