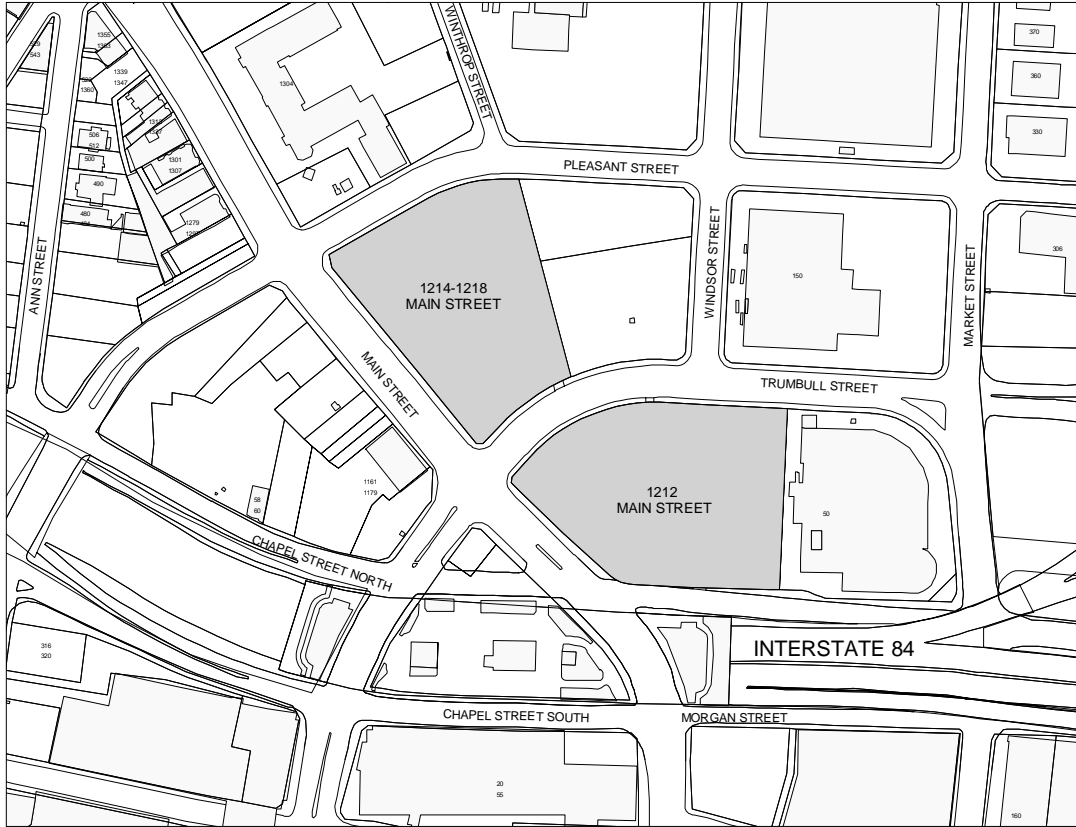


Prime Downtown Site

Offered by the City of Hartford, Connecticut



Site Description

This easily accessible, highly visible 6.275-acre assemblage consists of 3.375 and 2.90-acre parcels, located on the northern edge of the Central Business District in close proximity to two major interstate highways. A Crowne Plaza Hotel, Bank of America Data Center and Rensselaer at Hartford's graduate campus bound the property. Prudential Retirement Services, St. Paul Travelers, Phoenix Insurance, Bank America and XL America are in close proximity. This commercially zoned parcel is one of the few remaining sites in the downtown area, ideally suited for a major corporate headquarters facility.

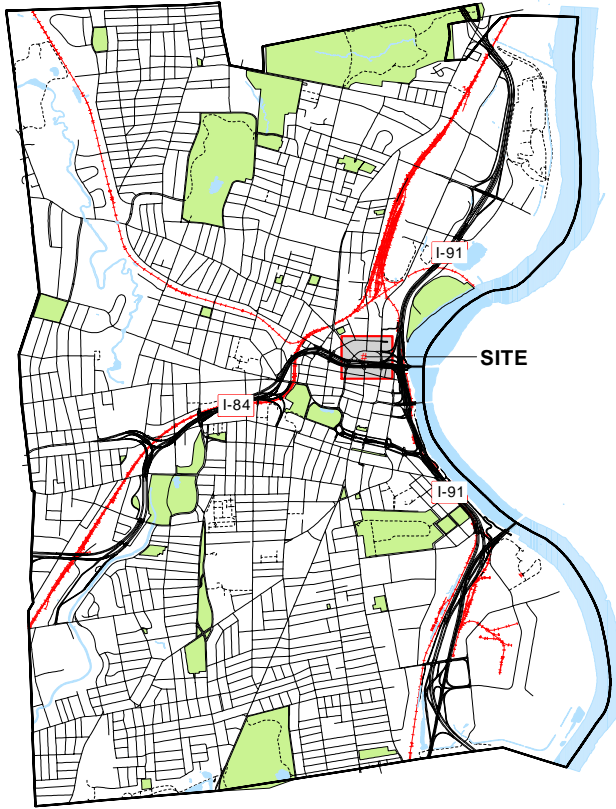
Zone: B-1

Land Area: 6.275 acres

Topography: Slopes gradually to the east

Utilities: Metropolitan District Commission
Connecticut Natural Gas
Connecticut Light & Power

Terms: For Sale



Connecticut Rankings:

- Per capita income #1
- Worldwide Productivity #2
- Smartest State #3
- Work Environment #6
- Patents #9

Area Colleges and Universities:

- Capital Community College
- Central Connecticut State University
- Rensselaer at Hartford
- Trinity College
- University of Connecticut
- University of Hartford

Arts and Entertainment:

- The Bushnell Center
- Hartford Stage Company
- Connecticut Opera
- Hartford Symphony Orchestra
- Mark Twain's House
- Wadsworth Atheneum Museum of Art

Category	City	County	State
Population			
2005	124,123	881,552	3,534,280
2010	127,558	904,560	3,665,299
Land Area (Sq. miles)	17	735	50,009
Median Age (2005)	31	39	39

General Information

MetroHartford's Major Employers:

- Aetna, Inc.
- Bank America
- CIGNA
- ESPN
- Hartford Hospital
- Northeast Utilities

- Prudential Financial
- St. Paul Travelers
- St. Francis Hospital
- The Hartford Financial Group
- United Technologies Corporation
- XL America

Contact

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For Additional Information visit:

www.hartford.gov

www.hartford.com

www.metrohartford.com