



WEST HARTFORD, CT

**BRAND
STREET**
PROPERTIES



Blue Back Square is located in West Hartford, CT, adjacent to the capital city of Hartford and halfway between Boston (100 miles NE) and New York City (100 miles SW). West Hartford is an affluent, densely populated suburban community known for its top-ranked education systems, historic charm and an active downtown. The property is situated adjacent to the area's "MAIN STREET" commercial core, West Hartford Center. With tree-lined streets, unique boutiques and an array of dining and shopping options, West Hartford Center is a premier commercial destination in the Hartford area. Blue Back Square serves as the contemporary counterpart to West Hartford Center, and together the two nodes create a synergistic and diverse commercial offering for local residents and visitors alike.

Blue Back Square is an approximately 450,000 SF midrise, urban-style, mixed-use development. Uses at the property include a mix of traditional office, creative office (co-working), medical office, retail, condos and residential apartments. Adjacent to the project is a highly successful Whole Foods grocer, as well as the recently built upscale 114-room, 3.5-star Delamar Hotel. Blue Back Square's diverse tenancy mix creates a synergistic effect amongst each of the uses, resulting in a true work/live/play community. Major retail tenants include Crate & Barrel (36,000 SF), Barnes & Noble (27,000 SF), Cinapolis Luxury Cinemas (21,500 SF), Cheesecake Factory (9,575 SF), Boqueria (4,456 SF) and Fleming's Prime Steakhouse (7,101 S). Major office tenants include Hartford Healthcare (58,000 SF), Ares Management (20,200 SF), Zurich Insurance (19,000 SF), Lockton Companies (22,100 SF) and the Regus co-working concept, Spaces (25,700 SF).



450,000 SQ FT
MIXED-USE DESTINATION

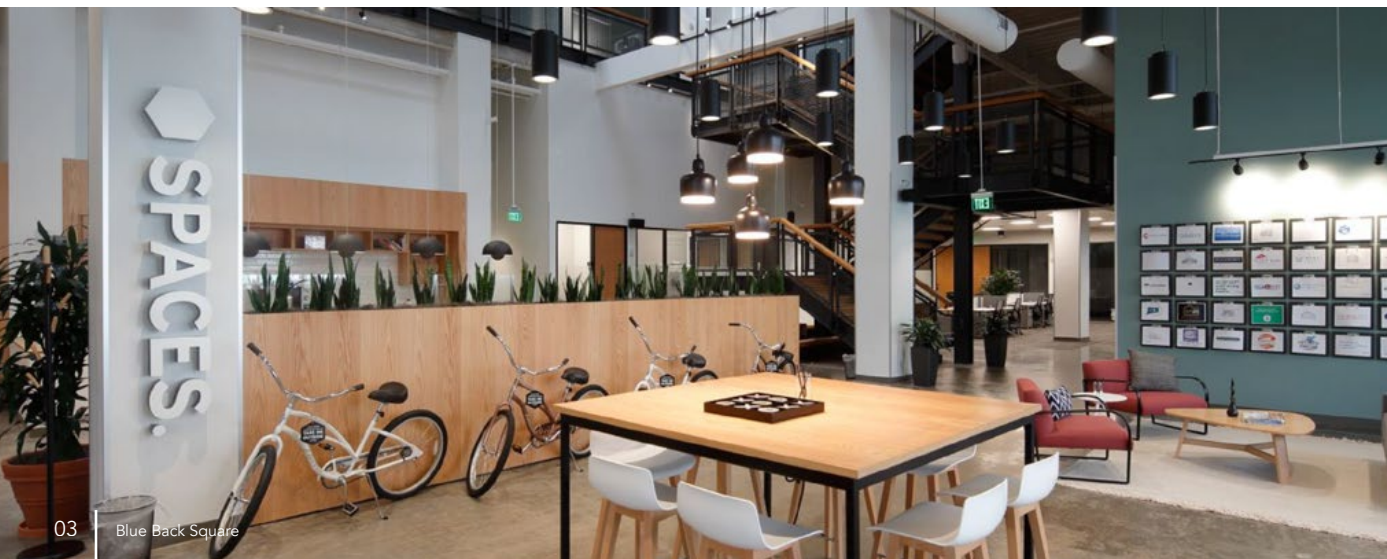


IN THE
HEART
OF CT

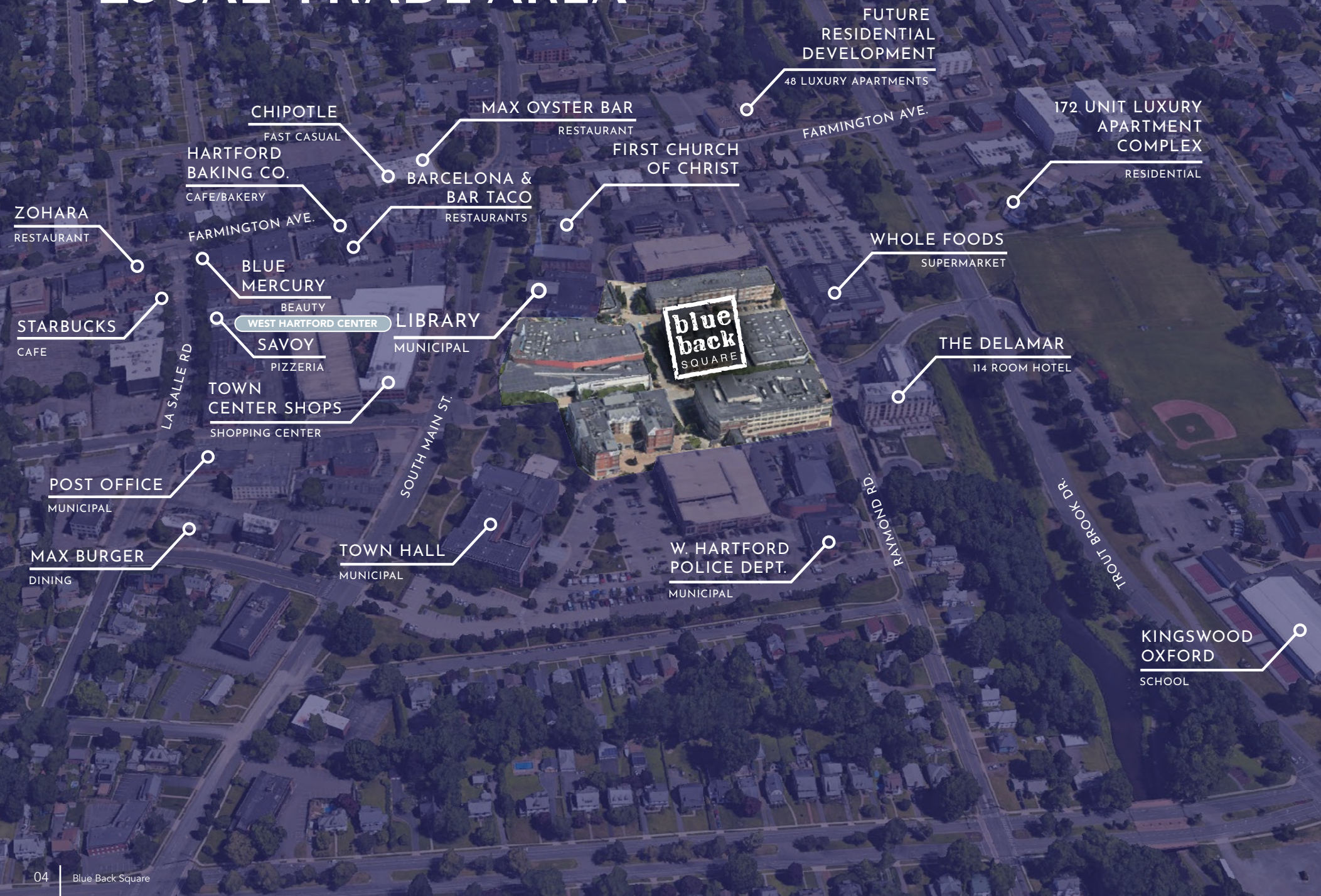




THE ONE PLACE TO
SHOP, DINE, WORK &
EXPERIENCE.



LOCAL TRADE AREA



PROPERTY OVERVIEW

BUILDING A

97k sf - Retail/Restaurant

BUILDING B1

35k sf - Retail/Restaurant

26k sf - Co-working

68k sf - Office

BUILDING B2

15k sf - Retail/Restaurant

48 Residential Rental Units

BUILDING C

13k sf - Retail/Restaurant

144k sf - Medical/Office

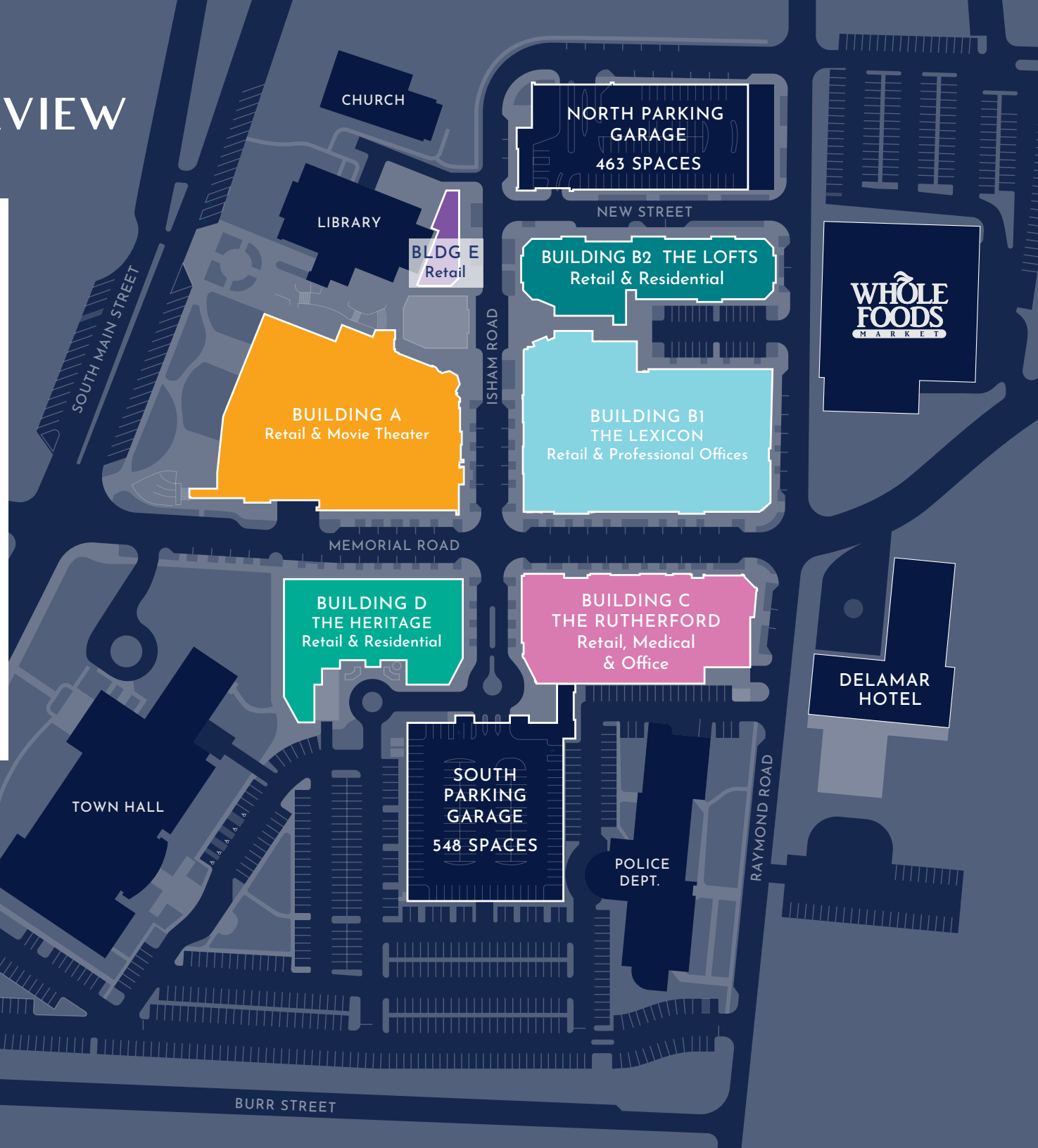
BUILDING D

19k sf of Retail/Restaurant

The Heritage - 55 Condos
on 5 floors

BUILDING E

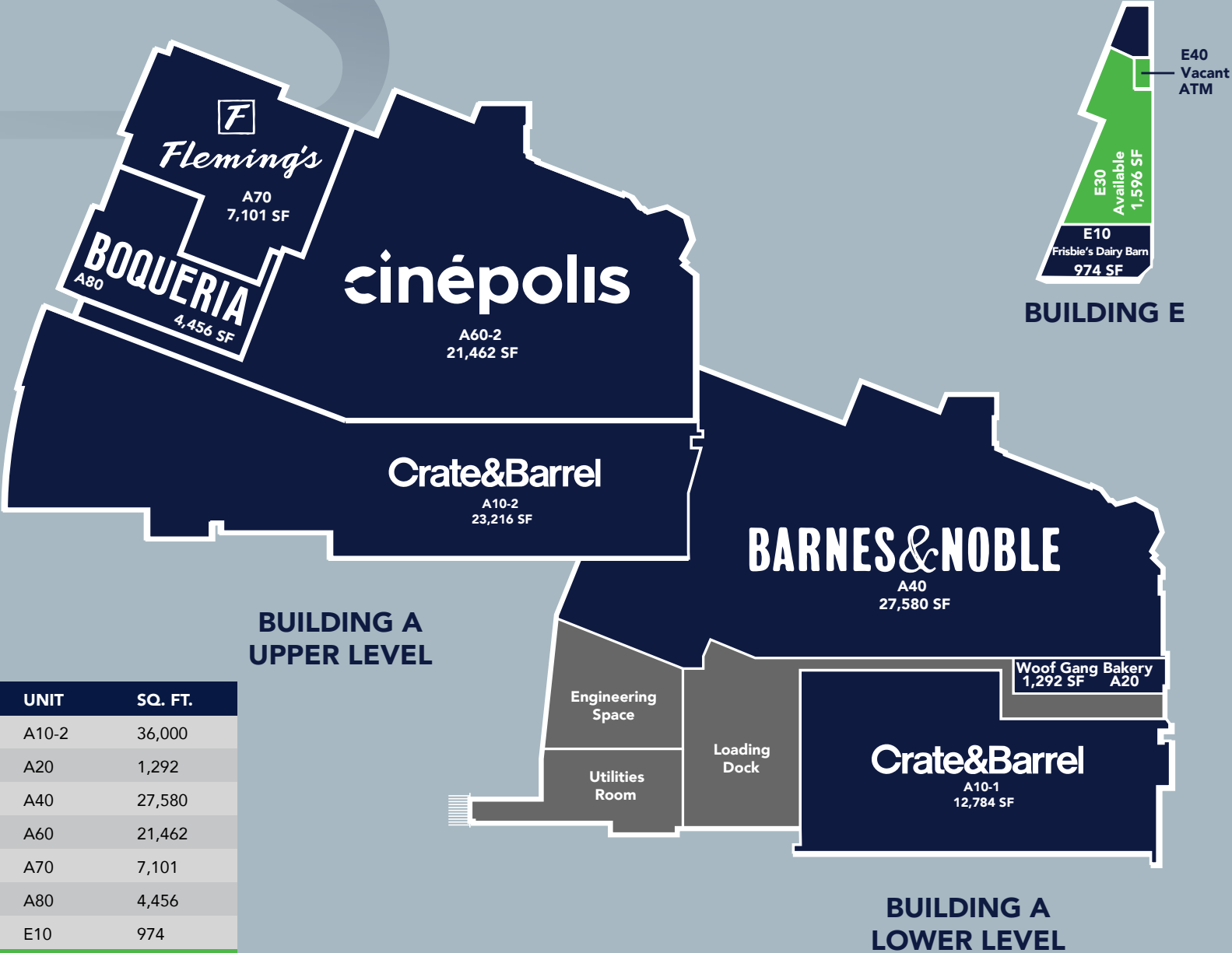
3k sf - Retail



STREET LEVEL SITE PLAN



BUILDINGS A + E

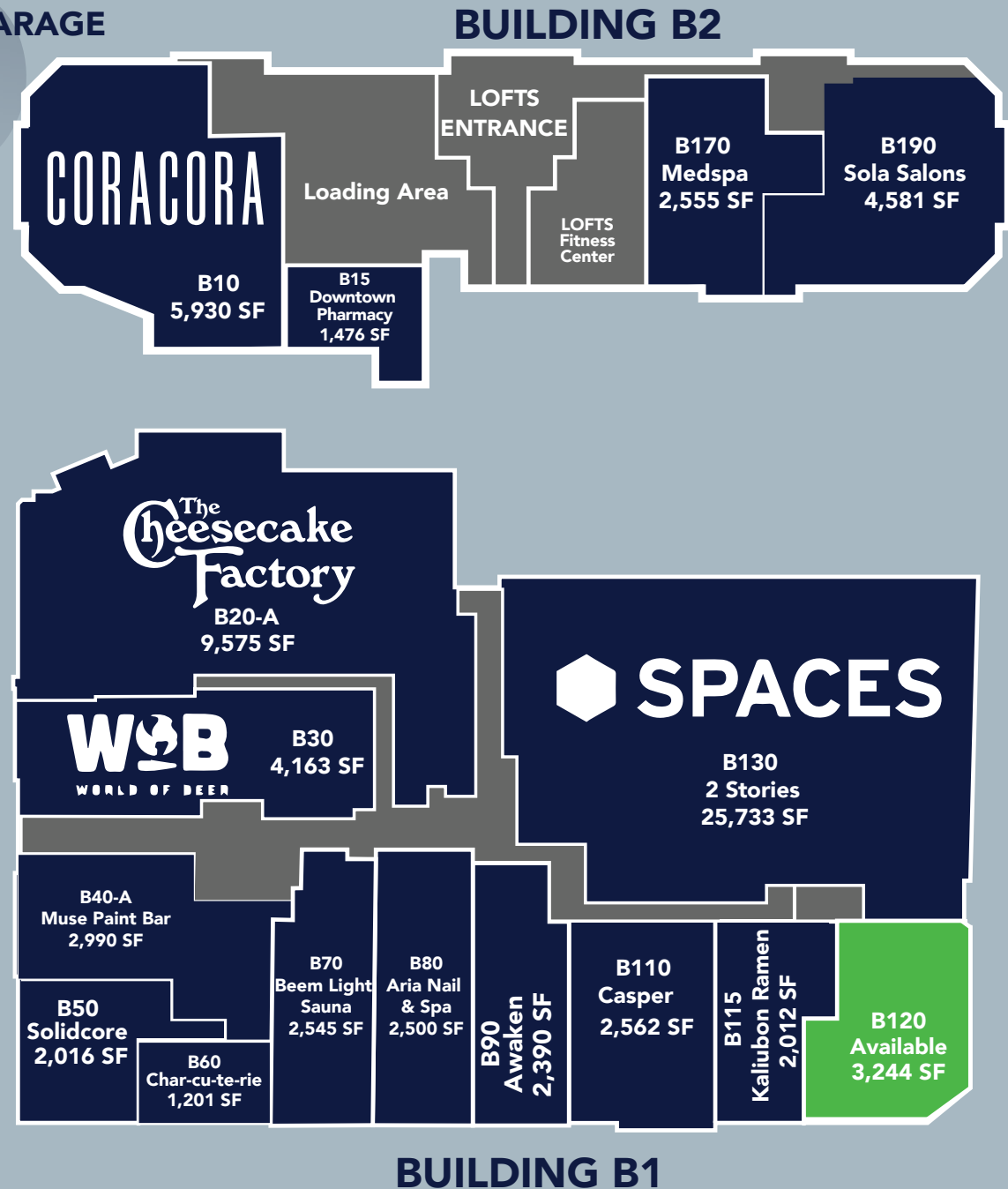


NAME	UNIT	SQ. FT.
Crate & Barrel	A10-2	36,000
Woof Gang Bakery	A20	1,292
Barnes & Noble	A40	27,580
Cinapolis Cinema	A60	21,462
Fleming's Steakhouse	A70	7,101
Boqueria	A80	4,456
Frisbie's Dairy Barn	E10	974
Available	E30	1,596
Available	ATM	100

BUILDINGS B1 + B2

NAME	UNIT	SQ. FT.
Casper	B110	2,562
Kaliubon Ramen	B115	2,012
Available	B120	3,244
The Cheesecake Factory	B20-A	9,575
World of Beer	B30	4,163
Muse Paint Bar	B40-A	2,990
Beem Light Sauna	B70	2,545
Aria Nail & Spa	B80	2,500
Solidcore	B50	2,016
Char-cu-te-rie	B60	1,201
Awaken180	B90	2,390
CoraCora - Opening Soon	B10	5,930
Downtown Pharmacy	B15	1,476
Medspa	B170	2,555
Sola Salons	B190	4,581

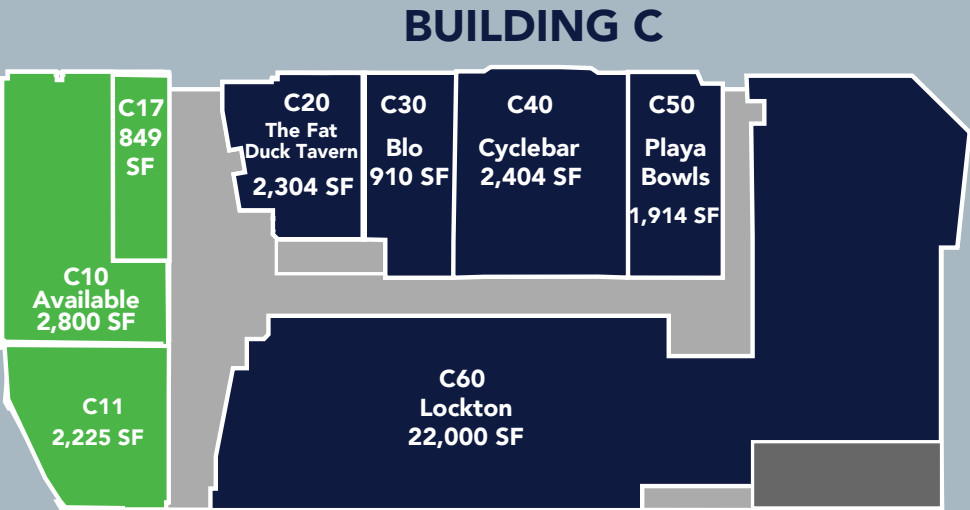
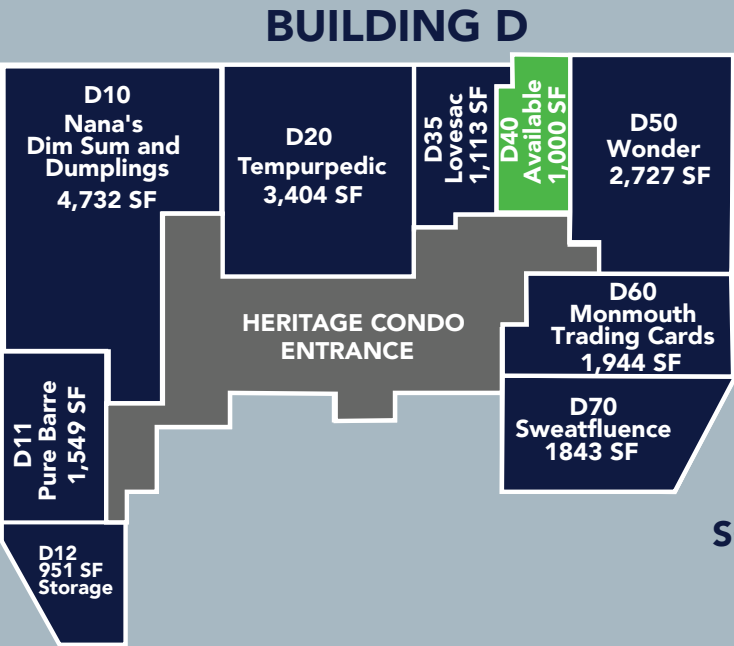
NORTH
PARKING
GARAGE



BUILDINGS C + D

NAME	UNIT	SQ. FT.
Nana's Dim Sum and Dumplings	D10	4,732
Pure Barre	D11	1,549
Tempur-Pedic	D20	3,404
Lovesac	D35	1,113
Sweatfluence	D70	1,843
Monmouth Trading Cards	D60	1,944
Wonder	D50	2,727
Available	D40	1,000

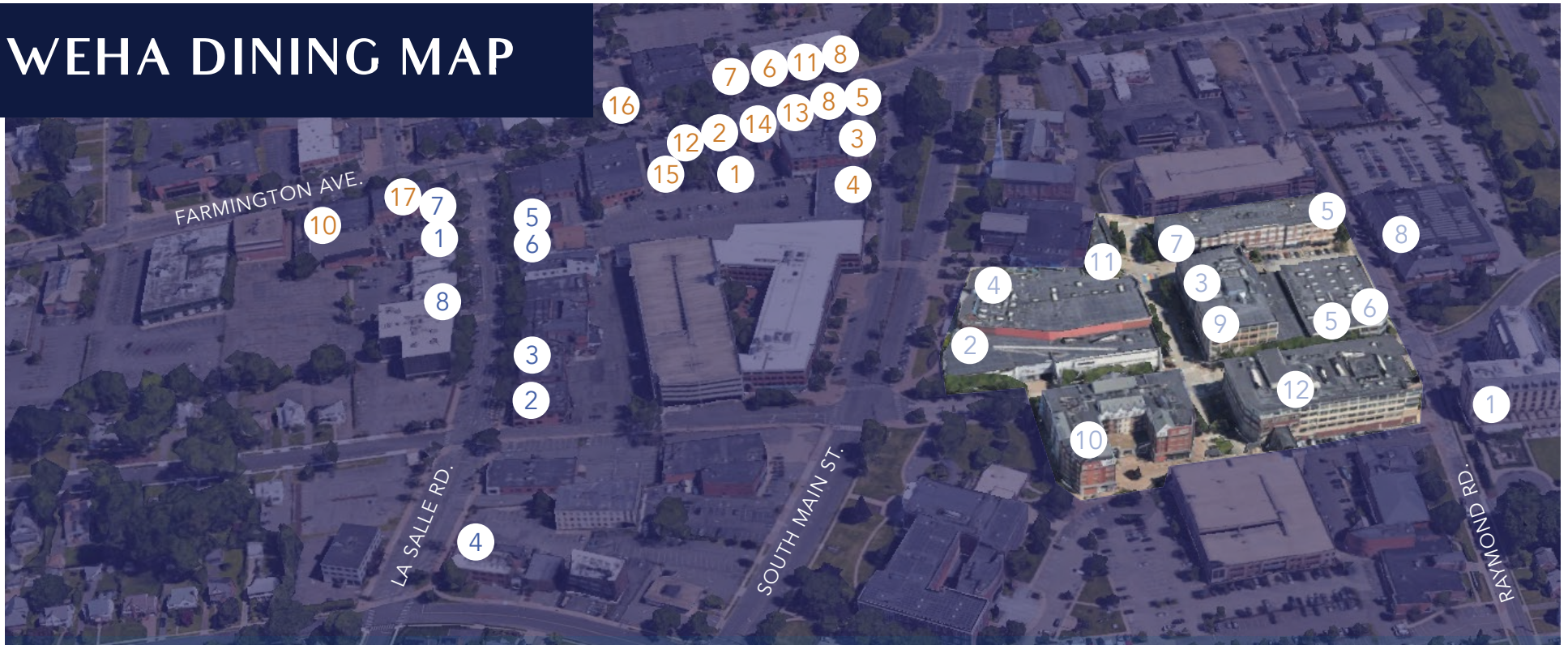
NAME	UNIT	SQ. FT.
Available	C10	2,800
Available	C11	2,225
Available	C17	849
The Fat Duck Tavern	C20	2,304
Blo	C30	910
CycleBar	C40	2,404
Playa Bowls	C50	1,914
Lockton	C60	22,000



SOUTH PARKING GARAGE



WEHA DINING MAP



FARMINGTON AVE. & S. MAIN ST.

- 1 BARCELONA - Spanish
- 2 BAR TACO - Modern Tacos
- 3 BEN & JERRY'S - Ice Cream
- 4 BLUE ELEPHANT - Thai
- 5 BRUEGGER'S BAGELS - Bagel Cafe
- 6 CHIPOTLE - Mexican
- 7 EL SANTO - Mexican
- 8 HARTFORD BAKING CO. - Bakery/Cafe
- 9 ICHIRO - Japanese
- 10 LUNA PIZZA - Italian/Pizzeria
- 11 MAX OYSTER BAR - Fine Seafood
- 12 MECHA NOODLE BAR - Asian
- 13 MILKCRAFT - Ice Cream
- 14 SPARROW PIZZA BAR - Pizza
- 15 LE MEZET - French
- 16 TREVA - Italian
- 17 ZOHARA - Mediterranean

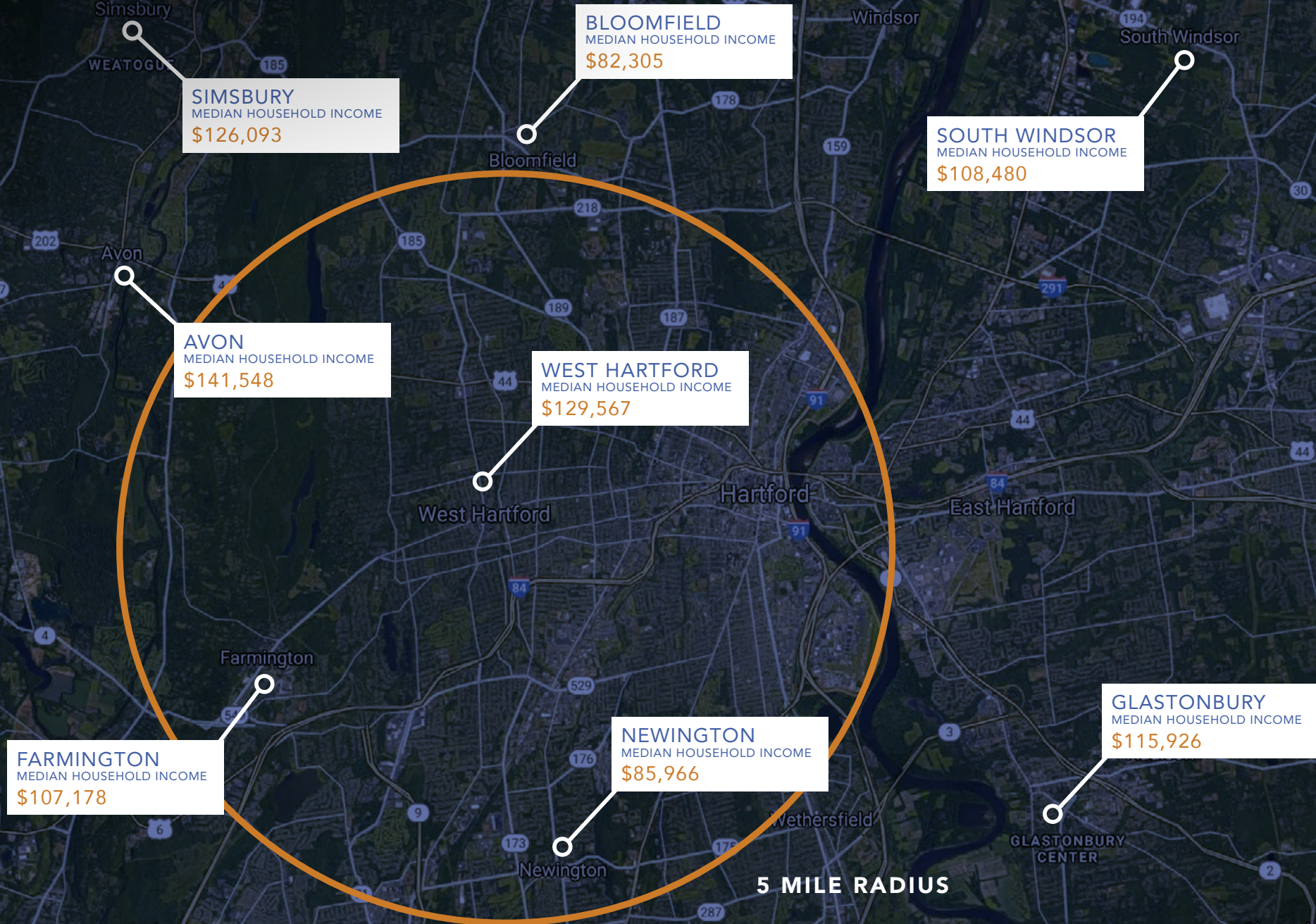
LA SALLE RD.

- 1 AVERT BRASSERIE - French
- 2 BRICCO - Italian
- 3 HARVEST - Wine Bar
- 4 MAX BURGER - American
- 5 SAVOY - Pizzeria
- 6 SHISH KEBAB HOUSE - Afgan
- 7 STARBUCKS - Cafe
- 8 UNION KITCHEN - American

BLUE BACK SQUARE & RAYMOND RD.

- 1 ARTISAN - Fine Dining
- 2 BOQUERIA - Spanish
- 3 CHEESECAKE FACTORY - American
- 4 FLEMINGS - Steakhouse
- 5 KALIUBON RAMEN - Japanese
- 6 FRISBIES DAIRY BARN
- 7 CORACORA - Peruvian
- 8 WHOLE FOODS - Prepared Foods
- 9 WORLD OF BEER - American
- 10 NANAS DIM SUM AND DUMPLINGS
- 11 WONDER
- 12 FAT DUCK TAVERN

SURROUNDING HOUSEHOLD INCOMES



5 MILE RADIUS



POPULATION

1 MILE **18,005**

3 MILES **127,089**

5 MILES **243,341**



MEDIAN HOUSEHOLD INCOME

1 MILE **\$124,576**

3 MILES **\$92,024**

5 MILES **\$84,535**



RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER

1 MILE **73%**

3 MILES **45%**

5 MILES **40%**



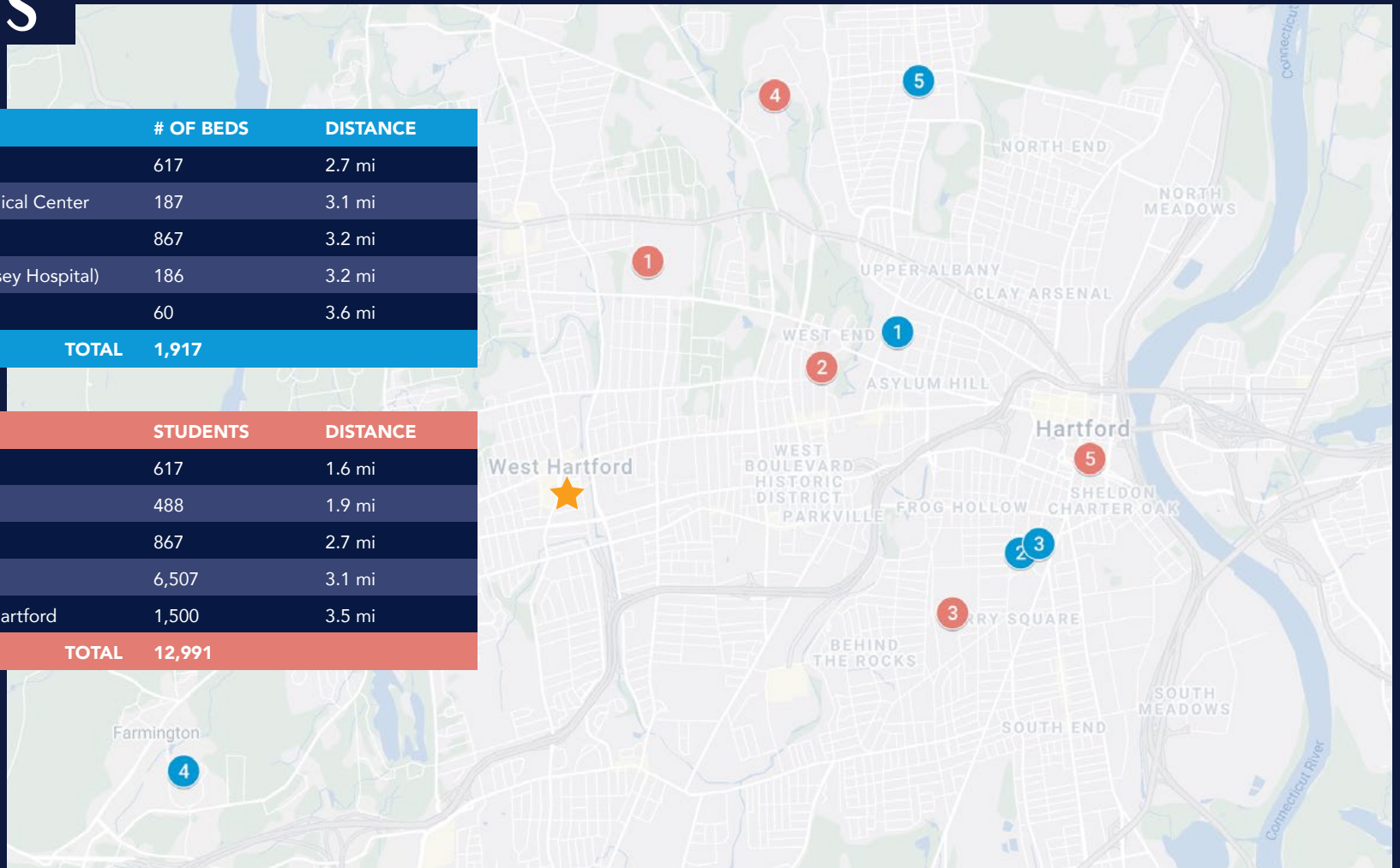
SURROUNDING DEMAND DRIVERS

AREA MEDICAL CENTERS

	# OF BEDS	DISTANCE
1 Saint Francis Hospital	617	2.7 mi
2 Connecticut Children's Medical Center	187	3.1 mi
3 Hartford Hospital	867	3.2 mi
4 UConn Health (John Dempsey Hospital)	186	3.2 mi
5 Mount Sinai Hospital	60	3.6 mi
TOTAL	1,917	

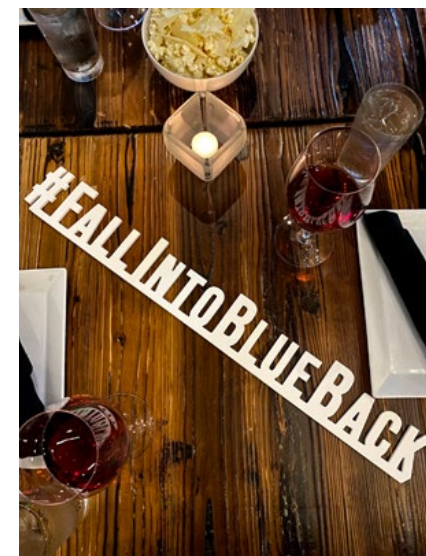
AREA UNIVERSITIES

	STUDENTS	DISTANCE
1 University of Saint Joseph	617	1.6 mi
2 UCONN School of Law	488	1.9 mi
3 Trinity College	867	2.7 mi
4 University of Hartford	6,507	3.1 mi
5 University of CT - Greater Hartford	1,500	3.5 mi
TOTAL	12,991	



HARTFORD'S TOP EMPLOYERS







blue
back
SQUARE



CONTACT

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