

Greater Hartford Office Market Update

Q3 2011 MARKET REPORT



RM BRADLEY

3RD QUARTER MARKET ACTIVITY

City of Hartford Leases and Renewals:

- UBS leased 48,000 SF at 10 State House Square.
- Vertis expanded their lease by 8,909 SF at 100 Pearl Street.
- XL Americas expanded 5,900 SF at 100 Constitution Plaza, now occupying just under 100,000 SF.
- Waddell & Reed leased 5,700 SF at One Constitution Plaza.
- Hartford Financial Management Inc leased 4,100 SF at One Constitution Plaza.
- Freeman Cos LLC leased 2,165 SF of office space at Bushnell on the Park, 100 Wells Street.

Greater Hartford Suburban Leases and Renewals:

- Connecticut Children's Medical Center leased 22,000 SF at 500 Enterprise Drive in Rocky Hill for their new data center.
- Jade Marketing Group and Onyx Design Group leased 11,758 SF of office space in the Rutherford Building in Blue Back Square, West Hartford Center.
- ATG Connecticut leased 11,170 SF at 1111 Cromwell Avenue in Rocky Hill.
- University of Hartford leased 10,848 SF at 701 Cottage Grove Road in Bloomfield.
- AH Harris leased 10,000 SF at Corporate Center West in West Hartford.
- Applied Geographics Inc leased 2,750 SF at 33 East River Drive in East Hartford.
- Hub Insurance leased 2,700 SF at Corporate Center West in West Hartford.
- Job Target leased 2,060 SF at 100 Corportate Drive in Windsor.
- CT MGC LLC leased 1,578 SF at 120 Hebron Avenue in Glastonbury.
- Ideal Ventures leased 1,528 SF at 345 South Main Street in West Hartford.
- KPS relocated their offices from 2 Batterson Park Road in Farmington to 18 North Main Street in West Hartford.

Sales:

- Waldemare Realty purchased 100 Western Boulevard, a 25,537 square foot office building in Glastonbury for \$3.4 million or \$133/SF.
- Acsys Interactive Inc purchased 21,000 square foot vacant office building at 1577 New Britain Avenue in Farmington for \$1,500,000 or \$71.40 SF.

CLASS A HARTFORD STATS

	Q2 2011	Q3 2011
VACANCY	24.43%	24.33%
ABSORPTION	(9,754 SF)	3,583 SF
RENTAL RATES	\$22.76	\$22.91

SUBURBAN MARKET STATS

	Q2 2011	Q3 2011
VACANCY	20.31%	21.03%
ABSORPTION	(93,975 SF)	(36,753 SF)
RENTAL RATES	\$17.60	\$18.22

* Please note that the vacancy percentage is calculated on actual vacant space in the market, not available space currently occupied.

For additional information regarding the Greater Hartford Office Market please contact:

Andrew Filler
Office: 860.241.2713
afiller@rmbradley.com

Meagan Williams
Office: 860.241.2724
mwilliams@rmbradley.com

RM Bradley
One Financial Plaza | Hartford, CT 06103
Office: 860.278.2040 Fax: 860.241.2727
www.rmbradley.com



RM Bradley
Commercial Brokerage and
Property Management