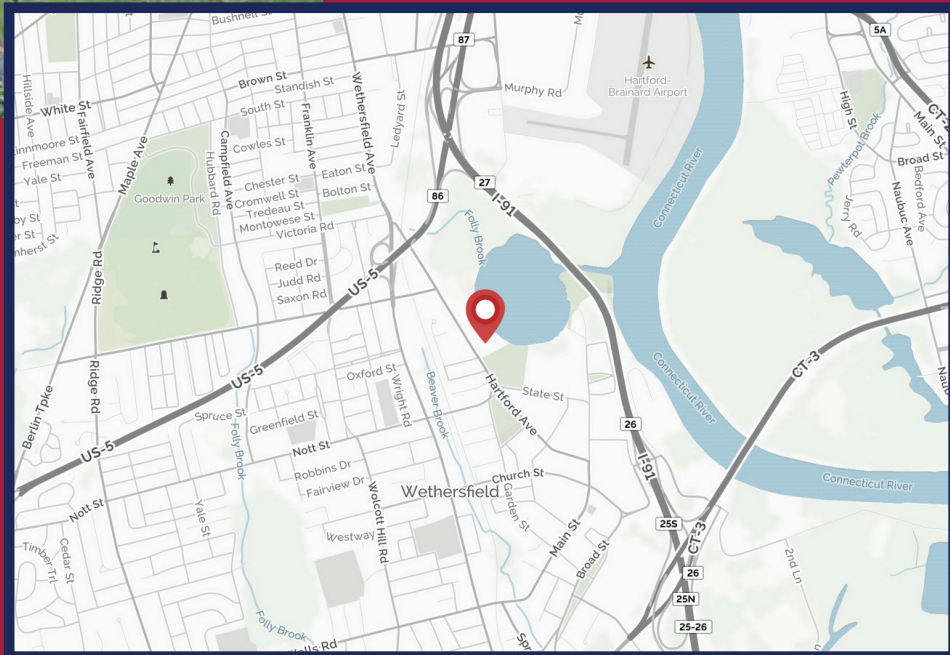




# 282 Hartford Ave Wethersfield, CT Waterfront Office Cottage

## Property Highlights

- Waterfront on Wethersfield Cove
- Free Standing Historic Office Cottage
- Modern Office Space, Central Air
- Waterviews
- Spacious Deck adjoining Conference Room
- Rent: \$3,000 / month + utilities



282 Hartford Avenue, Wethersfield CT is a truly unique office cottage situated on the Wethersfield Cove in the renowned Wethersfield Historic District. This waterfront gem, Circa 1800 is a brick office cottage. The 1,654 square foot cottage has been converted to modern office space with central air and gas heat. This creative space is currently used a marketing agency. The space contains a reception area, open space for 2-3 workstations, 3 private offices, a kitchenette and an amazing conference room overlooking the Wethersfield Cove (Connecticut River). A wide wood deck adjoins the conference room for indoor and outdoor meetings, the spacious lawn leads to the water's edge and can be used for impromptu company cookouts. This is not just another office space; it is a unique location with a charming combination of water views, historic location and cottage charm. This is an especially good location for any creative business such as: architects, marketing and advertising, counseling or law practice to name a few. Occupancy can be arranged on 60-90 days' notice as the property owner of the advertising agency is still occupies the space. Sharing the space with the marketing agency could also be arranged.

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