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## **Charter Realty & Development retained to lease 150,000 s/f Front Street district**

January 22, 2015 - Retail

Charter Realty & Development Corp. has been retained to lease a historic, mixed-use development in the Front St. District of downtown. The 150,000 s/f, mixed-use project, developed by the HB Nitkin Group, is occurring in three phases. Phase one, which makes up 65,000 s/f of the property, is completed and now open. It features such strong tenants as Spotlight Theaters, The Capital Grill, Ted's Montana Grill, Infinity Music Hall & Grill, Nix Mate, and Qdoba. Additional retail space in this phase is currently available for lease.

Phase two of the project, will feature another 14,800 s/f of contemporary retail space, as well as 121 residential units. These chic residences, appropriately named Front Street Lofts, will provide the many offerings of an urban lifestyle in Hartford. Phase two is expected to reach completion this year. The third and final phase of the project will be the brand new University of Connecticut, Greater Hartford Campus. The University is moving its West Hartford operations to this new location. It's here that UConn plans to create an urban academic setting, fully intertwined with the nearby Hartford Public Library, Wadsworth Atheneum, Connecticut Science Center, and government offices. This third phase of construction was designed by renowned architect Robert AM Stern, and is expected reach completion in 2017.

Roughly bounded by Columbus Blvd. to the East, Prospect Blvd. to the West, and Arch St. to the South, the Front St. district is quickly becoming the vibrant epicenter of Connecticut's capital city. The Front Street District is a constituent of Adriaen's Landing, a state-sponsored, master planned development that attracts activity to downtown through retail, restaurants, entertainment, education, conventions, museums and residential living.

Charter Realty and Development Corp. is acting as the landlord representative for this project.

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