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## **Witten and Nolletti of Marcus & Millichap sell Morgan at the Park**

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Steve Witten and Victor Nolletti of New Haven-based Marcus & Millichap Real Estate Investment Services have arranged the sale of Morgan at the Park, a 270-unit 10-story high rise apartment community, for \$17 million.

Steve Witten and Victor Nolletti, both vice presidents, investments and senior directors of Marcus & Millichap's National Multi Housing Group, represented both the seller, Capitol Garden LLC, and the buyer.

Morgan at the Park is a high-rise multifamily community located at 600 Asylum Ave. within the central business district of Hartford. The signature apartment property consists of a gross building area of approximately 227,500 s/f on 1.27 acres.

Morgan at the Park, located at the gateway to the West End section of Hartford, offers views of the Connecticut River and the downtown skyline and features studios, one and two-bedroom units with approximately 10,000 s/f of ground-floor retail/commercial space.

The unit mix is comprised of 128 studio units, 140 one-bedroom units and 2 two-bedroom units. In addition, the property provides underground covered parking and secure surface parking spaces, easy highway access and one of the few doorman-style buildings in the market.

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