

Spinnaker

PARK & MAIN

HARTFORD, CT.

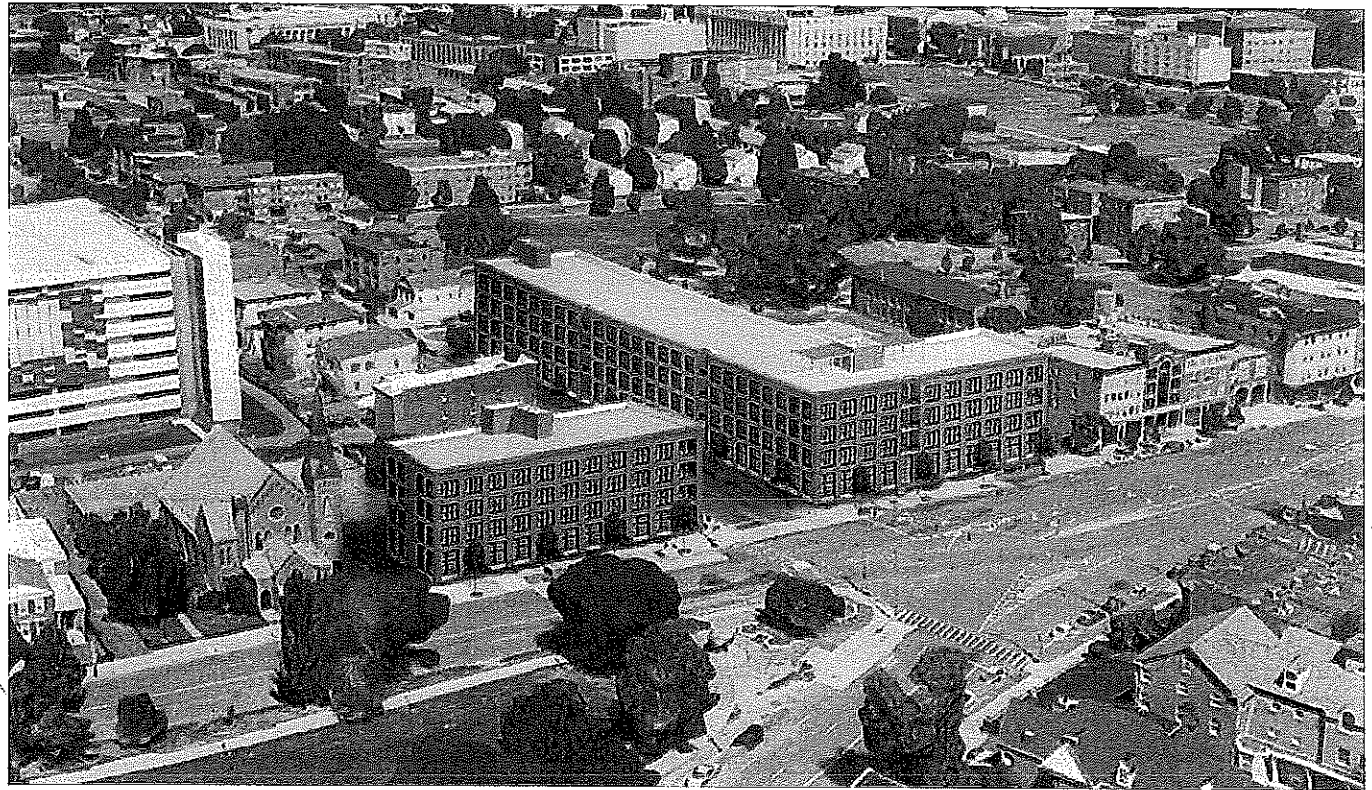
Planning, Economic Development,
and Housing Committee

November 8, 2018

Presented By:

Spinnaker
REAL ESTATE PARTNERS, LLC

FREEMAN
COMPANIES



HARTFORD
★ HAS IT

Executive Summary

Planned as an appropriately-scaled, mixed-use community, Park + Main will improve the urban fabric of a crucial junction within the City, engage the local community through appropriate retail and commercial offerings and re-energize as well as help better connect the area to Downtown and the surrounding neighborhoods. Ultimately, we envision a better connected, dynamic neighborhood flowing with people and ideas, housing and employment, liveliness and delight.

Although our design and planning efforts will evolve as we (hopefully) continue this dialogue with the City and the community, there are a few general concepts that we feel are appropriate to include in the conversation and ultimately incorporate into the planning of the property which we share with you throughout this Proposal.

Spinnaker Real Estate Partners, LLC and Freeman Companies are excited by our planned role in helping to facilitate this sustained transformation and look forward to a continued progression to create, in partnership with the City and the local community, a truly dynamic, livable neighborhood.



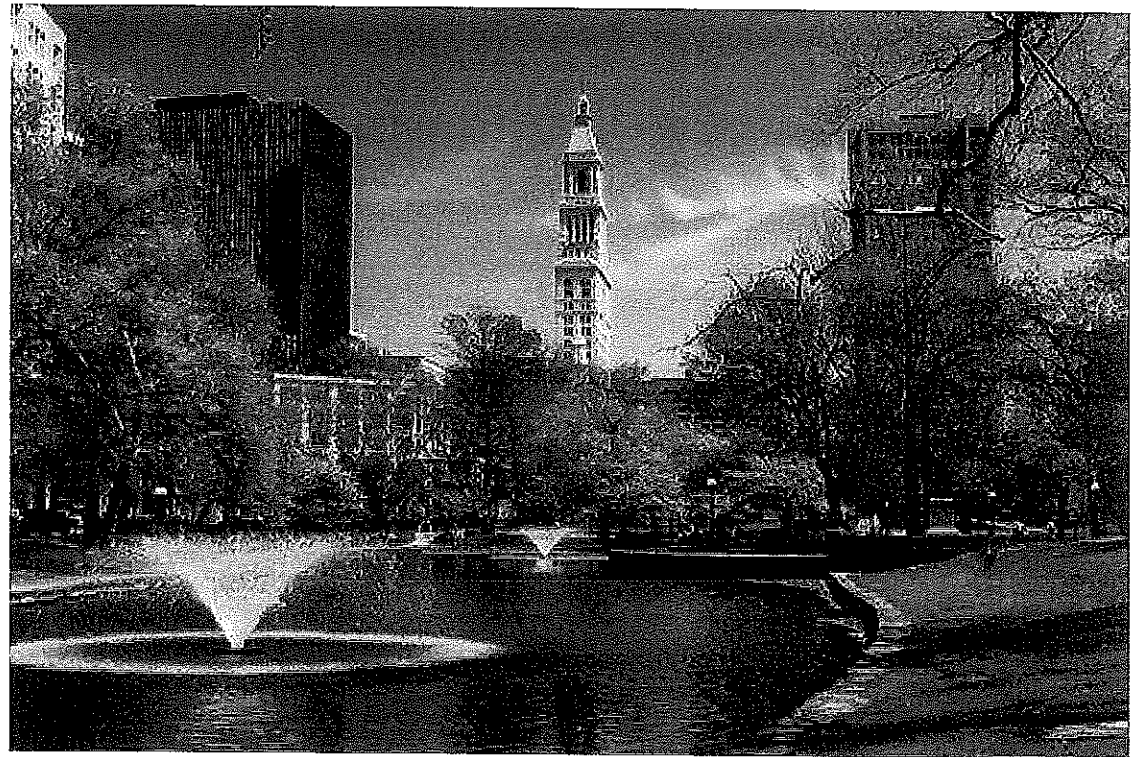
Park + Main Program

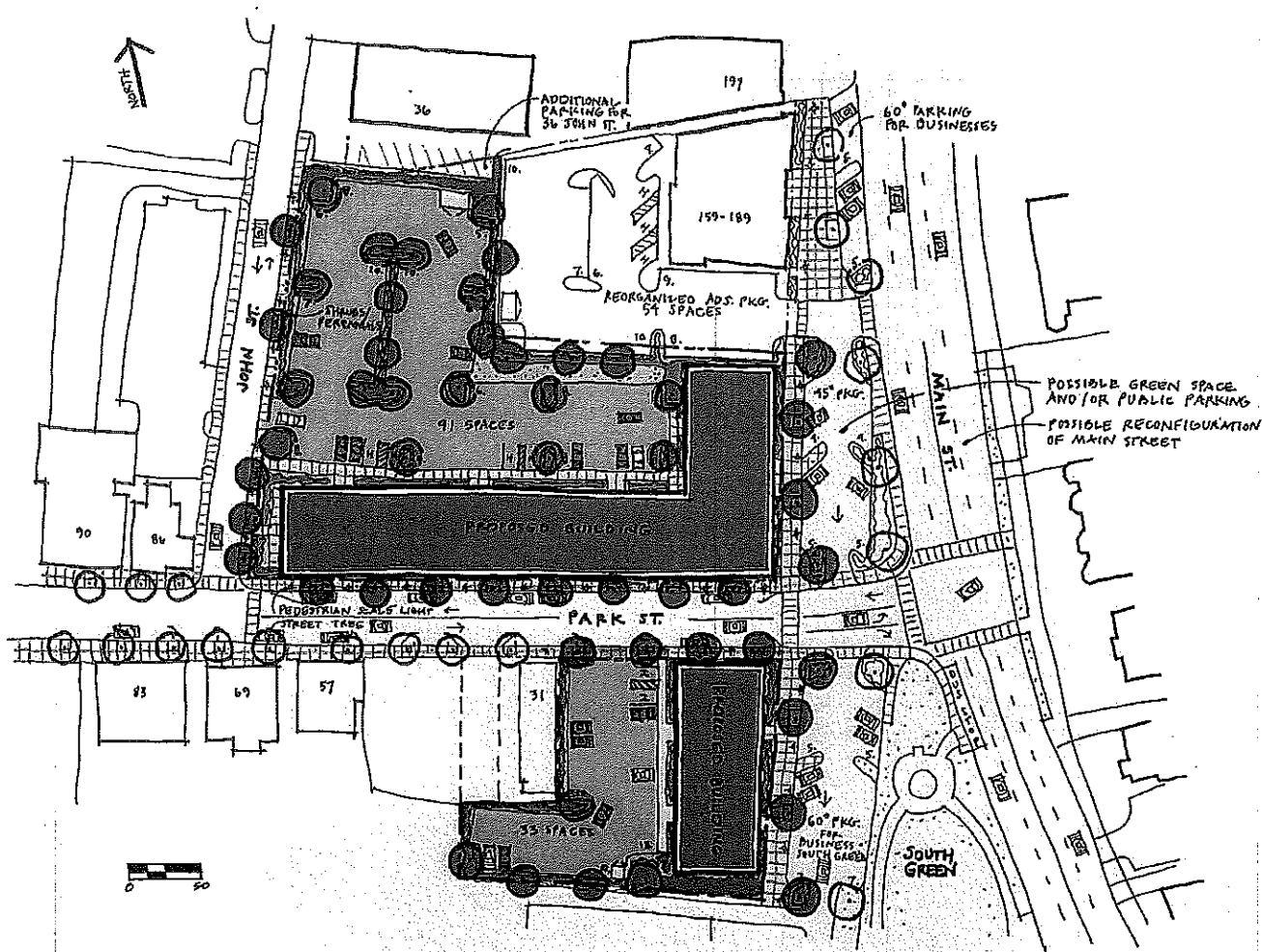
Apartments:	108 units
Retail / Restaurant:	13,685 sq. ft.
Co-Working / Cafe:	6,775 sq. ft.
Resident Amenity:	13,115 sq. ft.
Roof Decks:	9,000 sq. ft.
Parking:	124 Spaces

Project Highlights

Highlights of the Project includes the following:

- High Quality Design
- Conservative, Cost Efficient Underwriting
- Strong Joint Venture Proposer
- Seasoned Development Team
- Mixed-Use Program
- Active Ground Floor Curation
- Well Appointed Apartments
- Adherence to the new Zoning Regulations
- Respects RFR Criteria



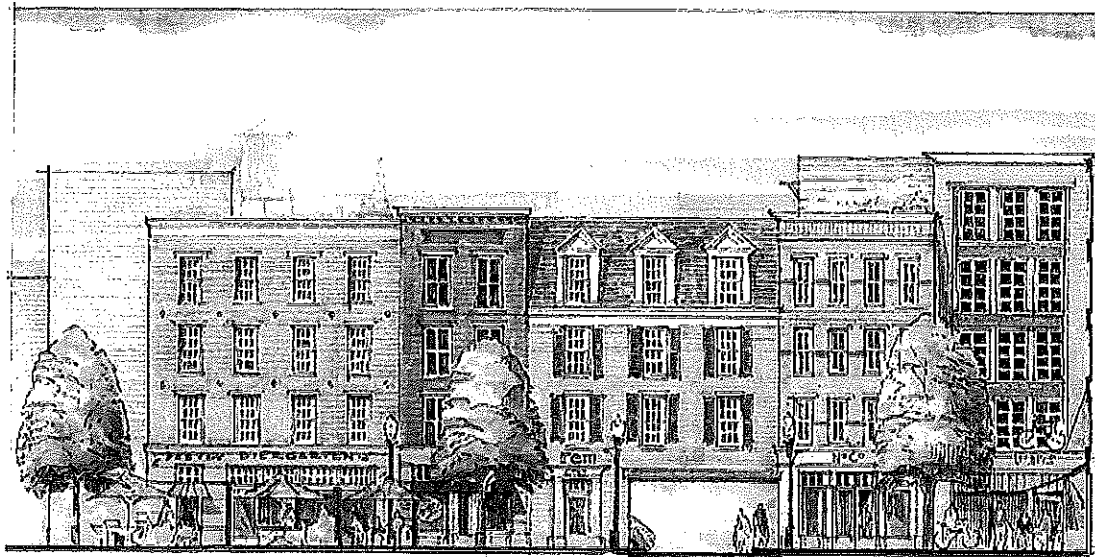


The Plan

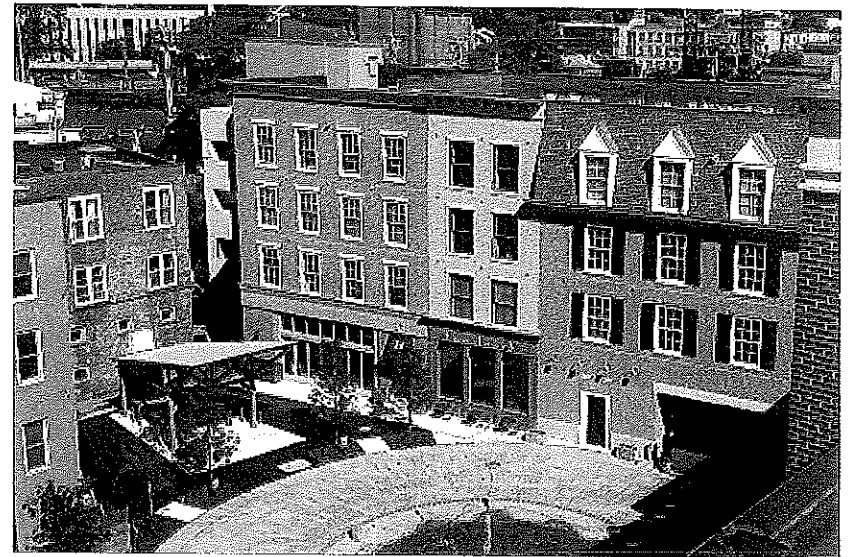
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Representative Scale and Design Intent



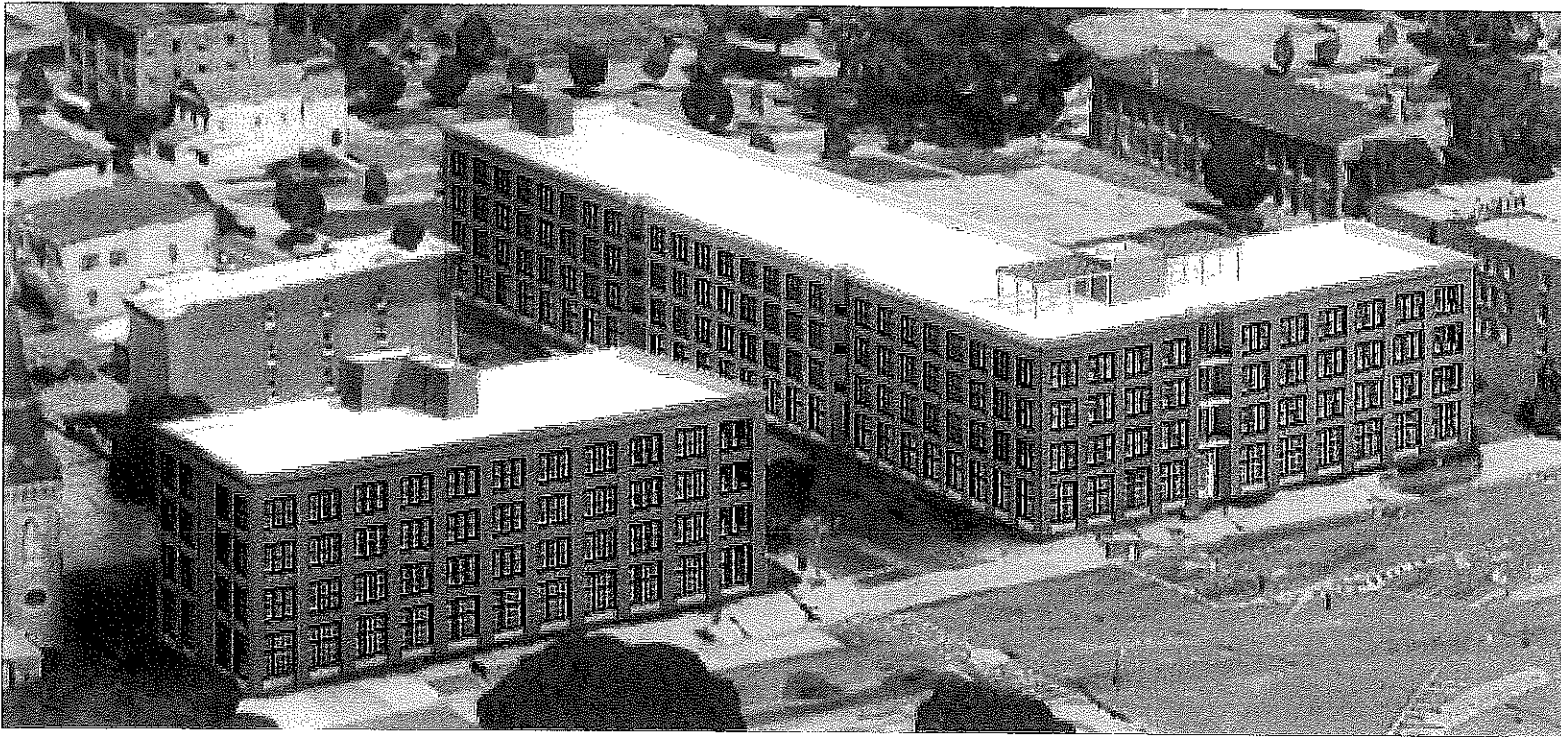
- Appropriate Density
- Inviting Public Realm Spaces
- Active and Transparent Street Frontage
- Quality "Human Scale" Design
- Diversity of Uses and Various Housing Types



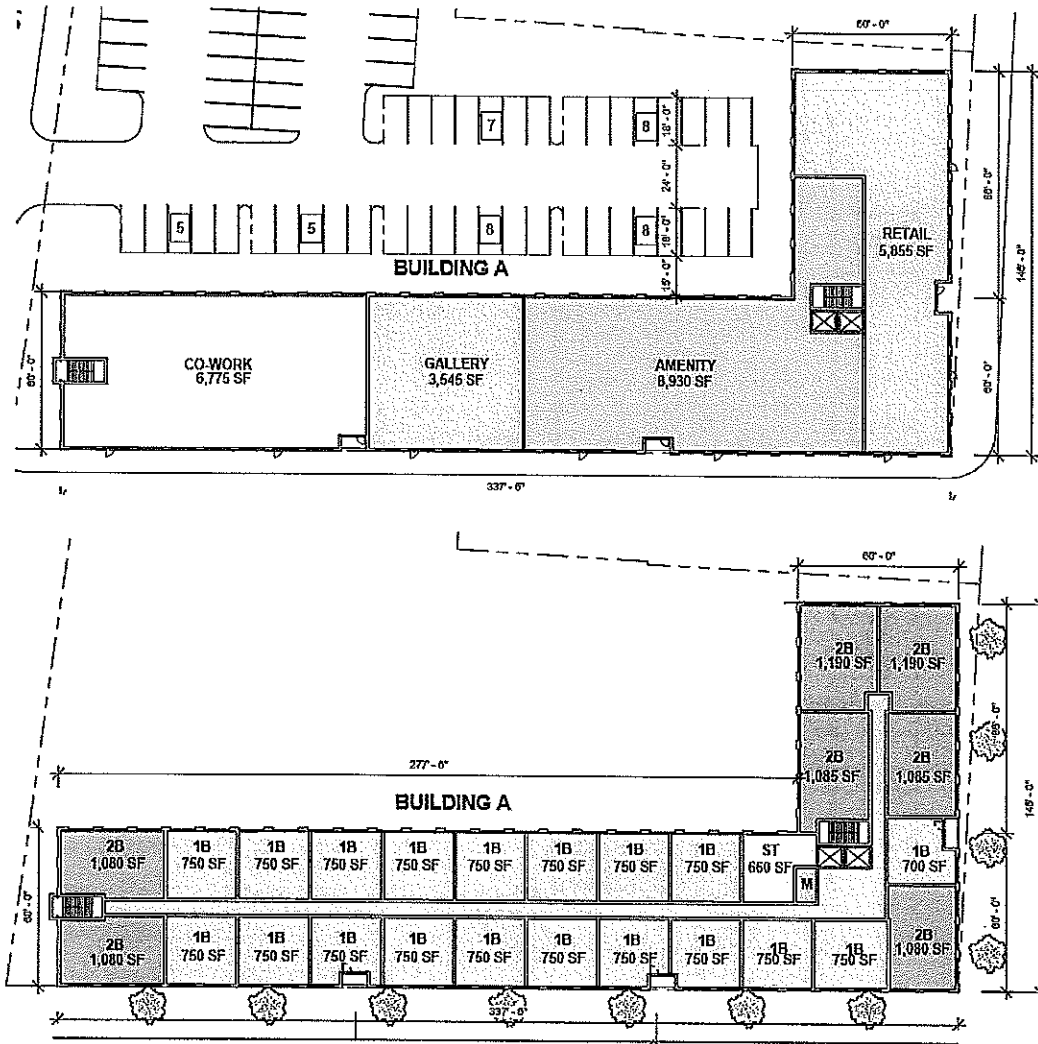
Spinnaker's Ironworks Sono Development

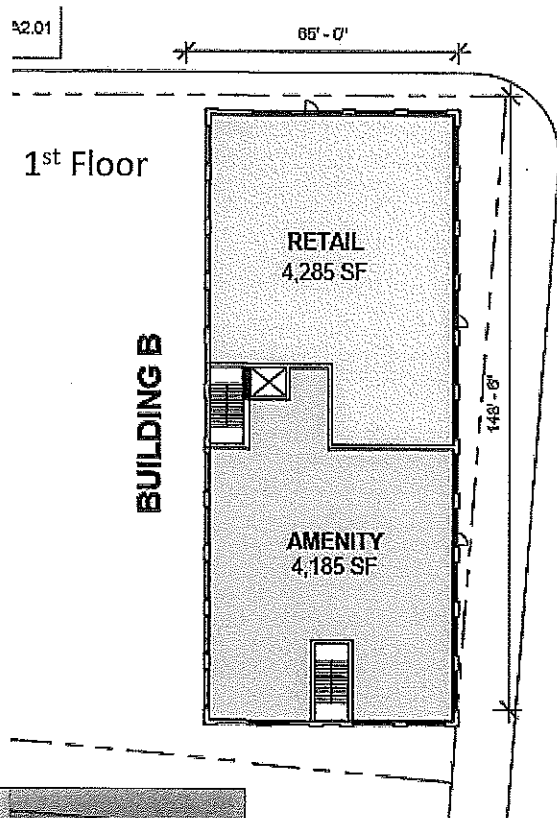
A Sense of Place

- Relatable Street and Block Dimensions
- Moderately-Sized, Coherent yet Complex Buildings
- A Consistent Street Edge
- Coordinated Interaction of Indoor & Outdoor Space
- Transparent Street Level
- Quality Architectural Detailing
- Visually Attractive Parking Solutions

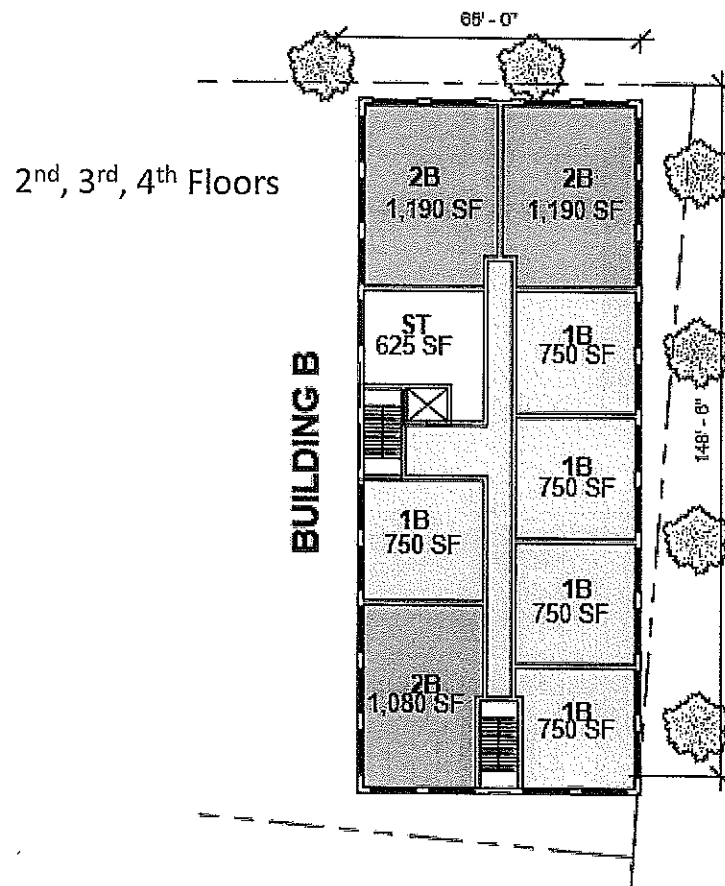


Floor Plan Parcel A





MAIN STREET



Floor Plan Parcel B

Program

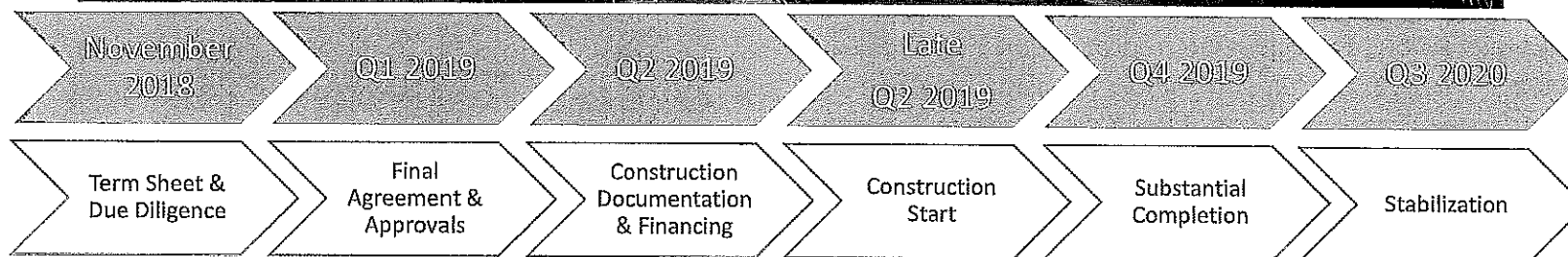
Gross Building Area:	136,440 sq. ft.
Residential Living Area:	88,800 sq. ft.
Commercial Space:	20,460 sq. ft.
Residential Units:	108
Amenity Space:	13,115 sq. ft.
Amenity Roof Decks:	9,000 sq. ft.
Parking Spaces:	124

Park + Main has been designed to respond to the scale and character of the existing neighborhood incorporating a modern brick exterior for the primary building frontages. The site plan is arranged to enhance the walkability of the neighborhood by providing a unique street front and shielding the parking resource from public view. The Project's unit mix is in line with demand in the Hartford market and heavily weighted towards studio and one-bedroom units.

<u>Unit Mix</u>	<u>Parcel A</u>		<u>Parcel B</u>	
Studio	3	4%	3	11%
1-Bedroom	57	70%	15	56%
2-Bedroom	21	26%	9	33%
Total	81		27	

Development Description

Schedule



Zoning Approvals

The Park + Main plans are designed to meet the existing zoning regulations. The articulation of the exterior facades will evolve as the plans progress and will exceed relevant regulations.

The following requirements are all met or exceeded in the proposed plan.

- Height
- Bulk
- Coverage
- Setbacks
- Uses
- Building Type
- Transparency
- Parking

We are prepared to collaborate with the City Staff and Commissions and to commit the effort and resources required to procure all support, approvals and permits.



The Ground Floor Experience

Both Spinnaker and Freeman have engaged restaurateur friends and colleagues about this project. Initial feedback has been positive, subject to ultimate economics.

Restaurant



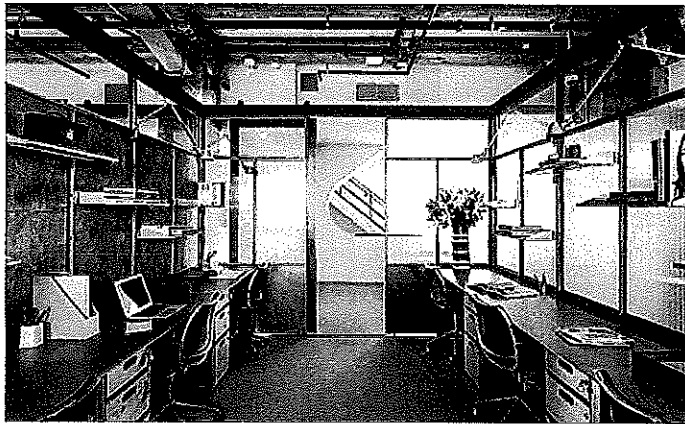
Washington Prime @ Spinnaker's Ironworks Sono 12

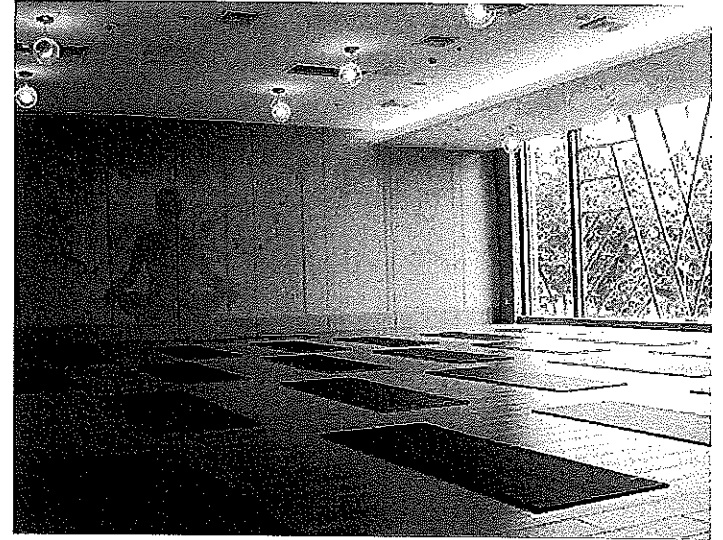
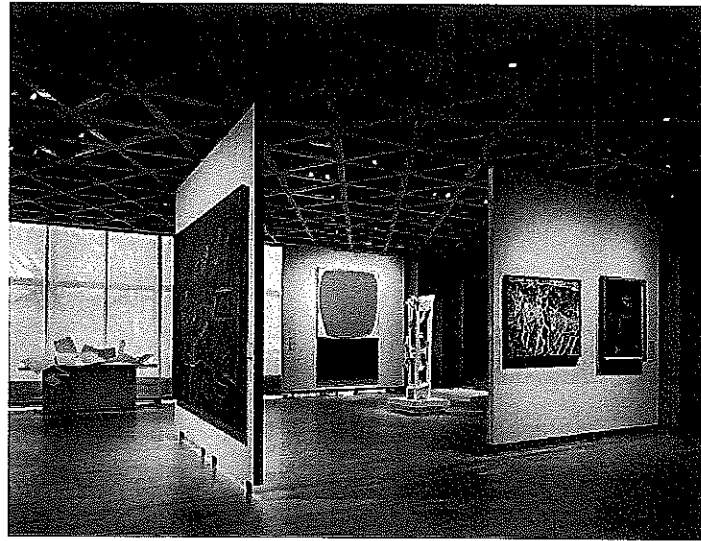
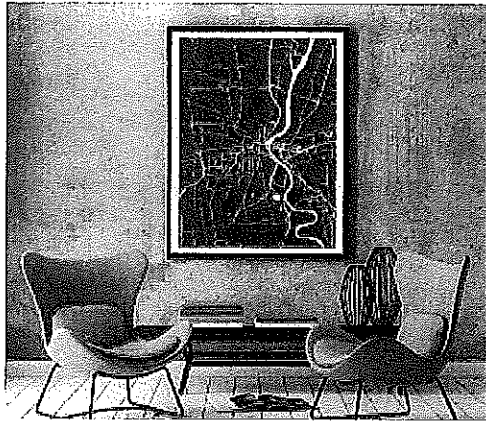
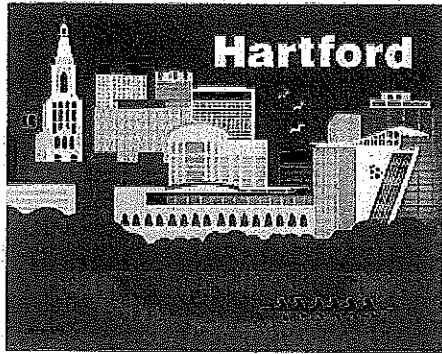


The Ground Floor Experience



Co-Work





The Ground
Floor Experience

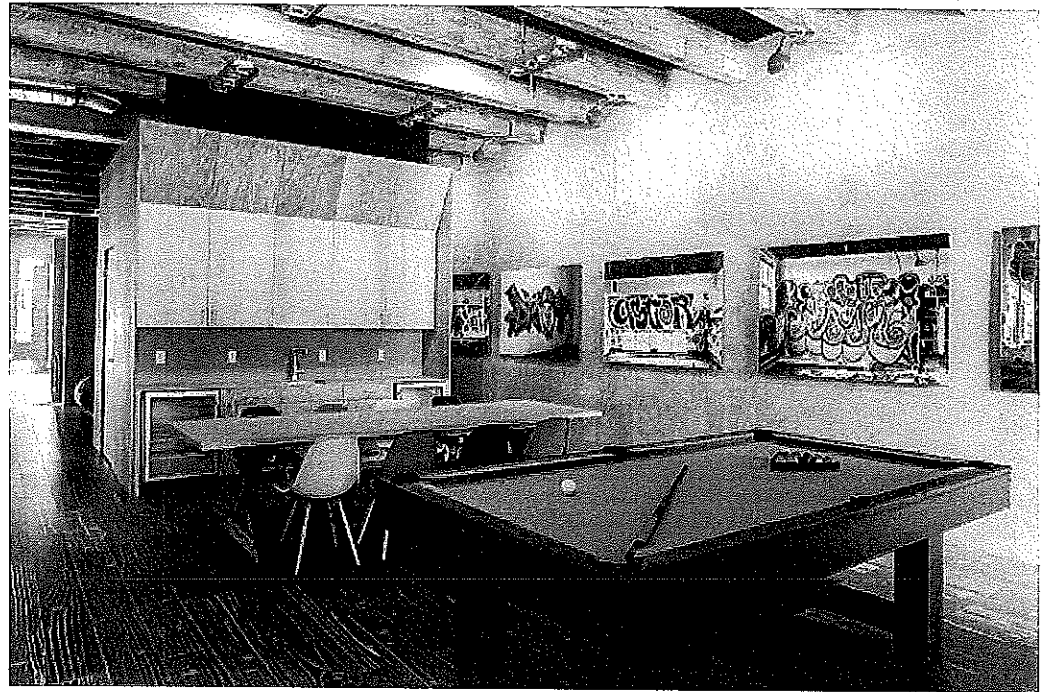
Gallery / Studio

In addition to restaurant, co-working and more typical retail uses, we believe arts and recreation can serve a prominent placemaking role for Park + Main.

The Apartment Amenities

In addition to the many neighborhood amenities located steps away, Park + Main will have a variety of resident perks and over 17,500 square feet of amenity space including two outdoor courtyards that reinforce the sophisticated lifestyle desired by Hartford's typical apartment dweller. This also includes three furnished and equipped roof-decks overlooking Downtown.

- Community Lounge
- Media Center
- Game Room
- Coffee / Espresso Bar
- Internet Café with High Speed WiFi
- Library
- Resident Co-Working Area
- State-of-the-art Fitness Center
- Yoga & Pilates Studio
- Pet Grooming & Washing Salon
- Bike Storage / Repair Shop
- Electronic Concierge
- Two Distinctively Programmed Roof Decks
 - "Relax" Deck with community garden, sunning lounges, yoga
 - "Hang-Out" Deck with outdoor bar and dining area with grilling stations
 - "Bark Park" pet area
- On-Site Leasing Office
- On-Site Parking



Lounge @ Spinnaker's Ironworks Sono

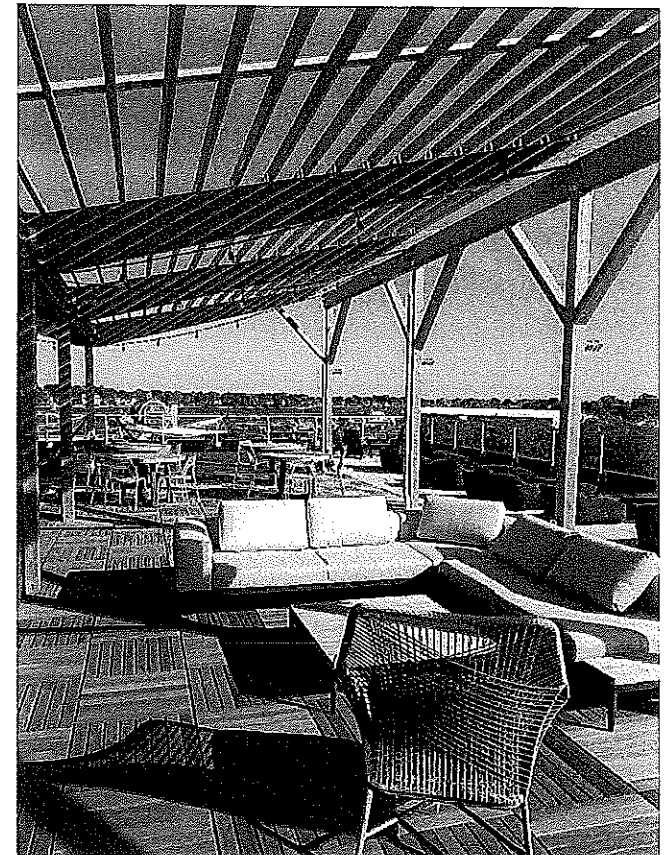
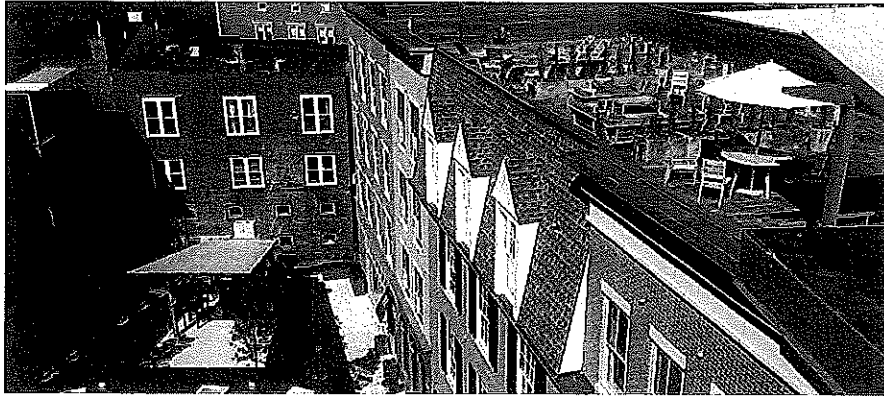
The Apartment Finishes

Apartment Details

- Modern, Open Floor Plans
- Modern Designer Kitchens
- Restaurant Style Kitchen Fixtures
- Stainless Steel Appliances
- Stone Countertops with Tile Backsplash
- Luxury Flooring
- Stainless Steel Appliances
- Generous 9' Ceilings
- Walk-In Closets
- Oversized Windows
- Private Patios & Walk-Out Balconies
- Additional Sound Control
- Full size personal washer and dryer
- High efficiency HVAC system
- Smart Thermostat
- LED Lighting



The Roof Deck



17 Spinnaker's Ironworks Roof Deck

Spinnaker's 19 Day Roof Deck

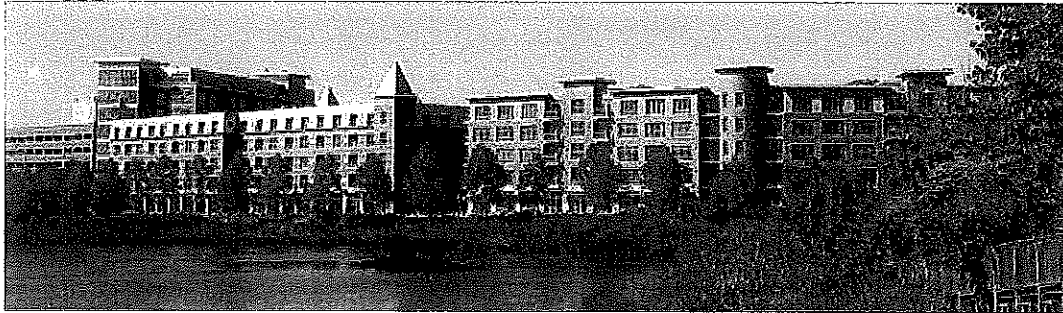
Spinnaker

REAL ESTATE PARTNERS LLC

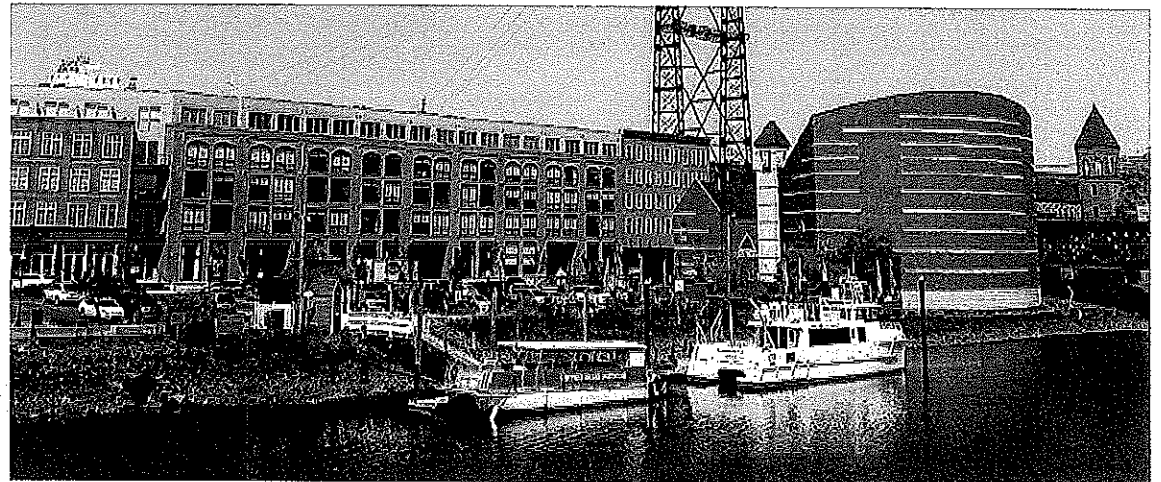
Constantly exploring neighborhoods that exhibit authenticity, connectedness and potential for livability, Spinnaker pursues in-fill development opportunities that enhance, integrate with and benefit from the uniqueness and sense of place found within an existing community. Often resulting in adaptive re-use and preservation of historic structures, extensive environmental remediation, contextual public spaces and inviting street level activity, Spinnaker's innovative, sustainable and sometimes pioneering developments have provided verve and vibrancy to iconic urban neighborhoods as well as small, compact, transit-oriented urban villages throughout the country.

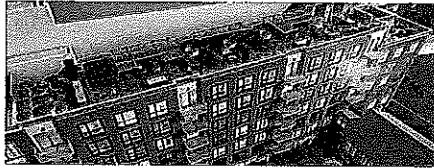
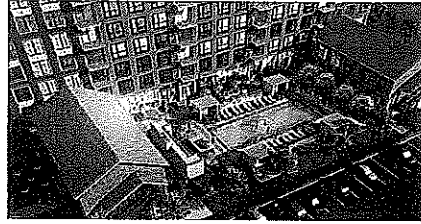


BUILDING PLACES OF VALUE

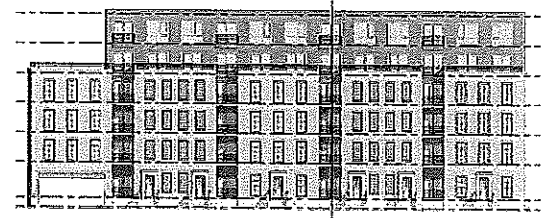
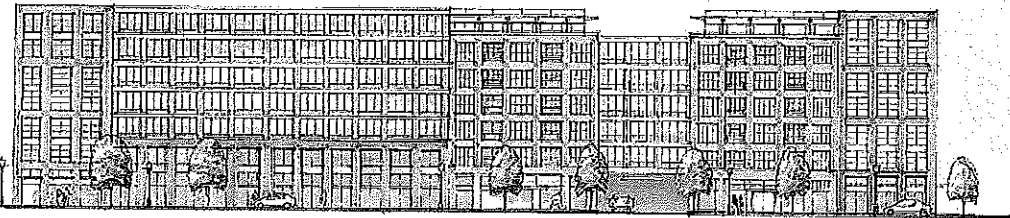
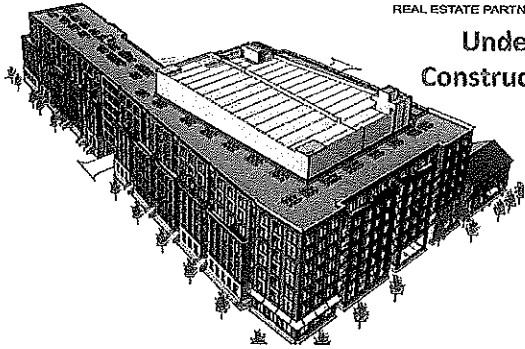


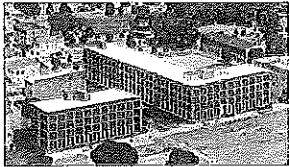
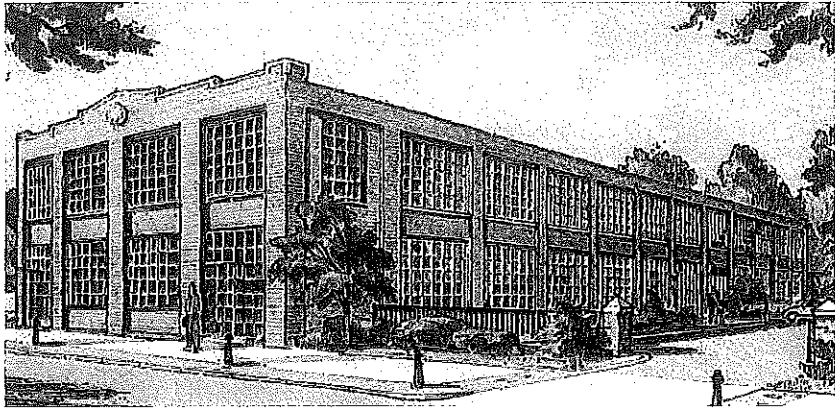
Spinnaker
REAL ESTATE PARTNERS LLC



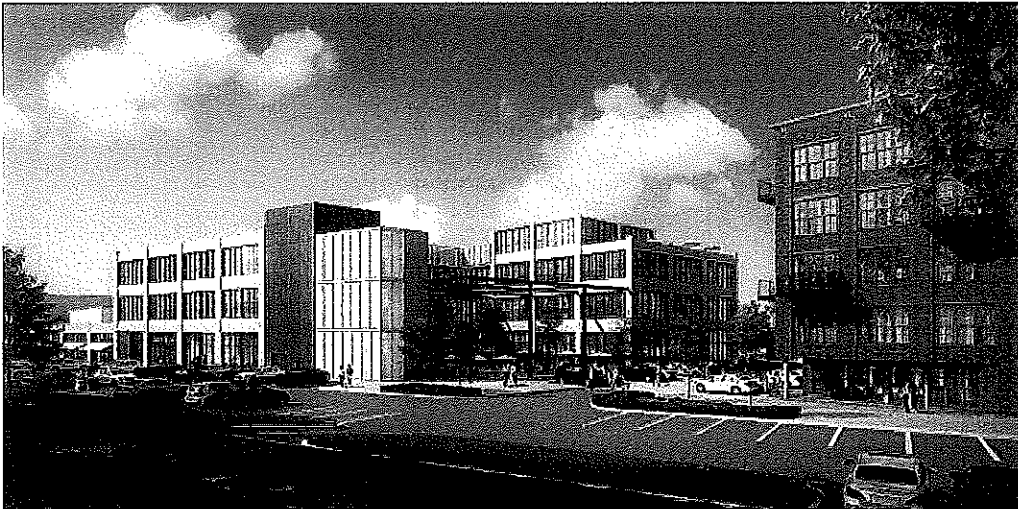


Spinnaker
REAL ESTATE PARTNERS LLC
Under
Construction





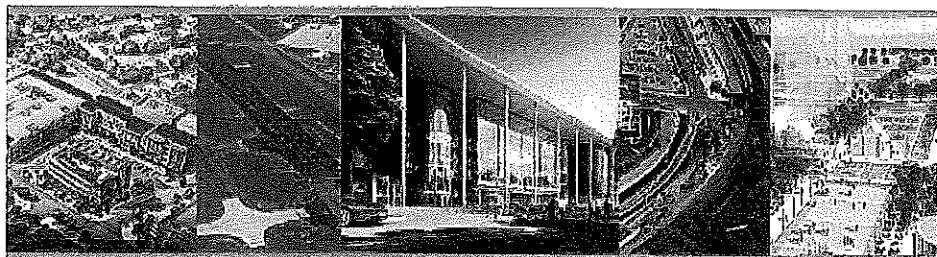
Spinnaker
REAL ESTATE PARTNERS LLC
Pipeline



FREEMAN COMPANIES

LAND DEVELOPMENT | ENGINEERING DESIGN | CONSTRUCTION SERVICES

36 John Street, Hartford, Connecticut 06106
(860) 251-9550 www.freemancos.com



Amidst the economic turmoil of one of the worst recessions ever experienced by the building industry – and shortly after his successful summit of Mount Everest – Rohan A. Freeman, PE, LS founded Freeman Companies, LLC in 2009. In the years since, this multi-disciplinary, Connecticut-based land development, engineering design and construction services firm has thrived.

Freeman Companies' specializes in land surveying, civil engineering, hydraulic/hydrologic engineering, geotechnical engineering, landscape architecture, environmental sciences, hazardous materials investigation, transportation and traffic/safety engineering, bridge/structure engineering and inspection, utilities engineering, construction engineering and inspection, contractor support services, and owner's representation for projects in the governmental, educational, commercial, industrial, institutional and infrastructure markets.

The firm is a certified Disadvantaged Business Enterprise (DBE), Minority Business Enterprise (MBE), City of Hartford Minority Business Enterprise, Small Business Enterprise (SBE) and SAM-Active, Federal US SBA 8(a) professional consulting enterprise. Freeman Companies is a growing, Black American owned small business, driven by our promise to clients and owners to Elevate Your Expectations.

This promise has led the company to retain nearly all of their clients through repeat business and to grow a robust roster of new clientele. An innovative "integrated design approach" offers multiple complementary and coordinated land development services through a single provider, enabling sustainable, high quality land development in the most cost-effective and time-responsive manner possible. This approach has resulted in the firm's steady growth in new revenue, markets, employees, and professional services over the past eight years of practice.

It has also enabled the firm to advance its social responsibility goals, including support of several community-based educational and human-service organizations and the establishment of the firm-endowed "Freeman Companies BRIDGE Endowed Engineering Scholarship" through the University of Connecticut Foundation. Rohan Freeman, President of Freeman Companies and UCONN Alumnus has said:

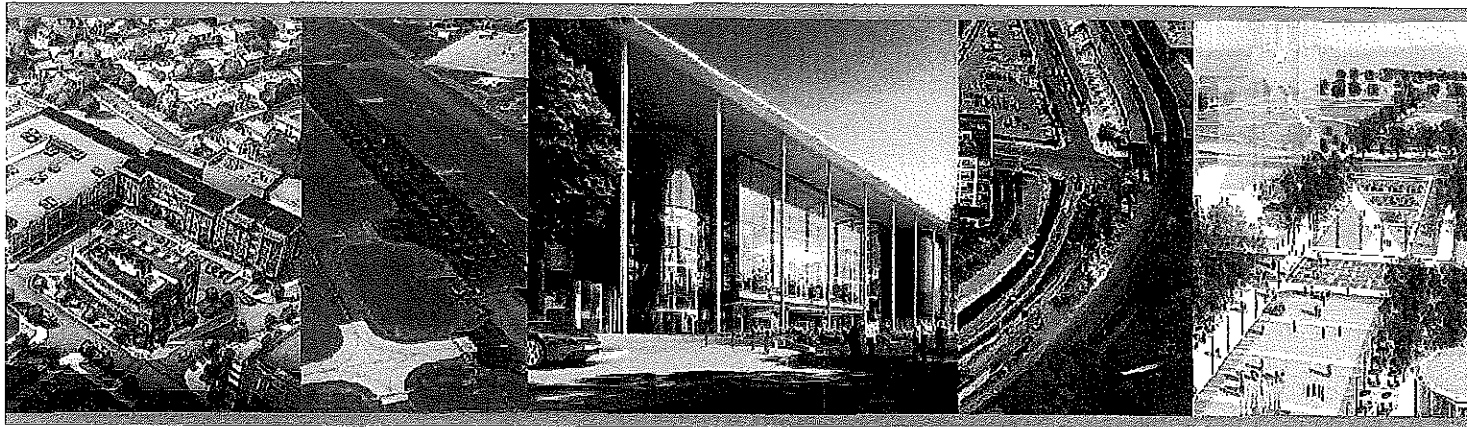
"Establishing this scholarship for deserving minority students from the cities of Hartford, Bridgeport, New Haven or Waterbury who have overcome socioeconomic and educational obstacles is a way of 'paying it forward' and sharing our success in communities that have always supported us. We look forward to help shaping Connecticut's next generations of engineers for many years to come."



On the occasion of the firm's fifth anniversary in 2014, Freeman Companies, LLC moved to a new, permanent office location in the South Green neighborhood of Hartford – at 36 John Street. 36 John Street was designed by renowned Hartford architects Whilton & McMahon in 1920. Beginning its useful life as the Fire Department's original Equipment Maintenance Shop, the facility served the HFD until its obsolescence in the 1980s when it was shuttered.

In 1989, 36 John Street – and its neighbor Engine Company 1 at 197 Main Street – were both placed on the National Register of Historic Places "for their high levels of integrity of design, materials, setting and associated historic context with the Hartford Fire Department". Prior to Freeman's relocation, the building served for over a decade as the studio and residence of Linda Cheverton Wick and Walter Wick, creators of the popular iSpy "Can You See What I See?" book series.

Freeman Companies' alterations to the historic building have a light touch, retaining the unique architectural characteristics of the distinguished Neo-Classical, stone-trimmed brick façade and spacious, open-plan interior. Building area totals 12,168 square feet and is able to accommodate up to sixty employees.



**INTEGRATED SERVICES /
INTEGRATED SOLUTIONS**

- LAND SURVEYING
- CIVIL ENGINEERING
- HYDRAULIC - HYDROLOGIC
ENGINEERING
- GEOTECHNICAL ENGINEERING
- LANDSCAPE ARCHITECTURE
- ENVIRONMENTAL SCIENCES
- HAZARDOUS MATERIALS SERVICES
 - TRAFFIC ENGINEERING
- TRANSPORTATION ENGINEERING
- BRIDGE/STRUCTURAL ENGINEERING
 - UTILITIES ENGINEERING
- CONSTRUCTION INSPECTION
- CONTRACTOR SUPPORT SERVICES
 - OWNER'S REPRESENTATION

FREEMAN
C O M P A N I E S

**Founded in
Hartford**

2009

78%
REPEAT
CLIENTELE

On-Time and On-Budget

500 Years of Staff
AEC Industry
Experience

Elevate Your Expectations

38 Professionals on
Staff (and Growing)

Integrated Site Solutions

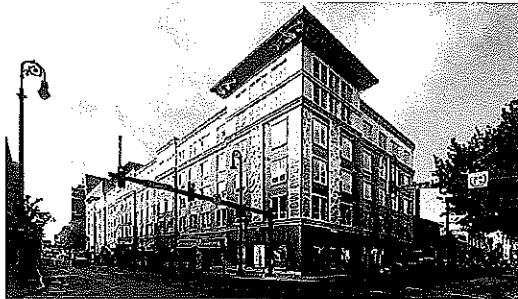
MBE SBE DBE GNEMSDC
City of
Hartford MBE Certifications
US SBA 8(a) SAM-Active

**Committed to Community
Involvement**

**Projects Designed /
Completed** **750**

FREEMAN COMPANIES

LAND DEVELOPMENT | ENGINEERING DESIGN | CONSTRUCTION SERVICES

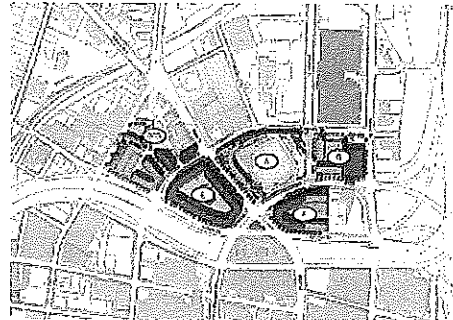
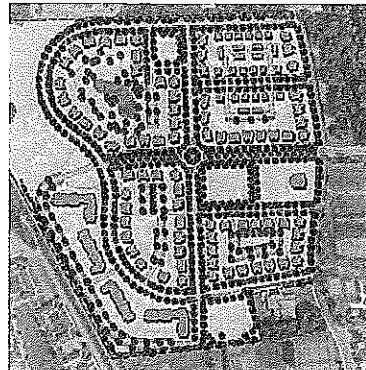


"College & Crown" Mixed Use Development, New Haven, Connecticut

- New, 6-Story, Mixed Use, \$50 million Construction Cost
- Revitalization of City block, located at the nexus of the area's primary business district, Yale University, and New Haven's major retail corridor
- 160 Market Rate Apartments
- 20,000 square feet of street-level retail space
- 138 Space Underground Parking
- 22 Spaces of "Stacked" Parking

Overlook Village Redevelopment Associates and the JHM Group of Companies: Chester A. Bowles Park Housing, Hartford, Connecticut

- Redevelopment (Pre-Demolition Engineering, Environmental Services, Abatement Monitoring and Soil Management Plan)
- Multiple Project Phases
- Phase I: 62 Mixed Income Rentals, 29 Townhouses, and Community Building
- Phase II: Additional 43 Housing Units

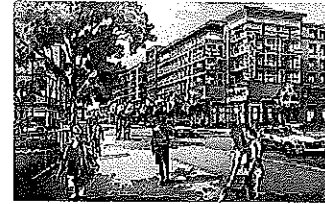


City of Hartford: Downtown North "DoNo" Redevelopment, Hartford, Connecticut

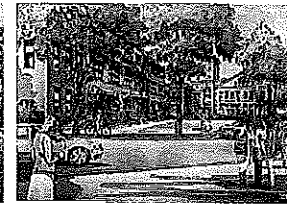
- Neighborhood revitalization strategy
- Integrated Site and Urban Design
- \$350 million residential-retail-sports entertainment mixed-use development
- Master Planned components - 6,000-seat AA Baseball Stadium; 823 Housing Units and 19 Townhomes (across 4 development parcels); a Supermarket, Fitness Center and other Retail; a Brew Pub; and Parking
- Integration of the development into the existing North End and Downtown Hartford neighborhoods required design sensitivity to mitigate the impact of the work on local traffic, pedestrian accessibility, stormwater management and quality, utilities, and energy conservation



VIEW OF ST. AS TOWNHOMES FROM HIGH STREET



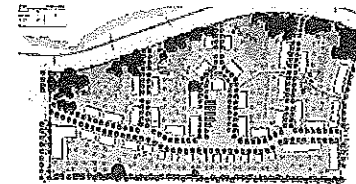
VIEW OF PARCELS FROM JARDI STREET



VIEW OF ST TOWNHOMES AND STREET FROM ANNUNCIO STREET

City Of Berlin Transit Oriented Development In The Vicinity Of The Berlin Train Station Berlin, Connecticut

- TOD Plan For Underutilized Industrial Land
- Creates Walkable Town Center
- Enhances Usability Of Train Station
- Establishes Street Wall And Linkages To Open Space



Pennrose Properties: Redevelopment of Westbrook Village Housing, Hartford, Connecticut

- Site Development and Environmental Services
- 360 Dwelling Units; Community Facilities
- New Traditional Neighborhood Street System
- 100,000 SF of Retail / Office Space

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Rohan A. Freeman, PE, LS — President

Rohan A. Freeman, PE, LS is Founder and President of Freeman Companies, LLC, an award-winning, multi-disciplinary site development, engineering design, and construction services enterprise. Mr. Freeman, an accomplished mountaineer, founded the company in 2009 shortly after summiting Mount Everest with a promise to clients to "Elevate Your Expectations". This promise and Mr. Freeman's career-long inquiry of economic development and urban design have led to the firm's involvement in several large-scale, transformative public projects. Mr. Freeman is a popular motivational speaker, and member of the American Society of Civil Engineers, U.S. Green Building Council, Construction Institute, Greater New England Minority Supplier Diversity Council and board member of regional children's charities including Camp Colman and the Boys and Girls Clubs of Hartford. In 2014 he established the University of Connecticut School of Engineering "Freeman Companies BRIDGE Endowed Engineering Scholarship" to support minority students with an interest in civil engineering who have overcome obstacles such as socioeconomic or educational disadvantage. He is included among a select group of alumni to be inducted into the UCONN School of Engineering's Academy of Distinguished Engineers.



Paul A. Rodrigues, PE, Manager of Civil Engineering

Paul Rodrigues is a highly skilled and popular Project Manager with 13 years of civil engineering experience in jurisdictions throughout New England. Mr. Rodrigues' experience includes hydraulic analyses for site development studies, roadway and parking lot storm drainage networks, the analysis and design of retention basins for stormwater management, and compliance to ADA codes for accessibility. Throughout his career, Paul has gained a worthy reputation as a reliable and responsible problem-solver for owners and peer collaborators alike. Paul's work as a Project Manager at Freeman Companies focuses largely on public projects, including several Connecticut public school and university buildings, campuses and athletic fields/facilities. Early in Paul's professional career, he was employed as an engineer with the Highway Division of the Connecticut Department of Transportation. Prior to joining Freeman Companies, LLC he was a Project Engineer at Purcell Associates (currently Alfred Benesch & Company). In January of 2014, he was named Freeman Companies' Manager of Civil Engineering. Mr. Rodrigues is a graduate of UCONN.



Heidi Berg Hajna, PLA, ASLA — Director, Landscape Architecture Studio

Ms. Hajna is an award-winning Professional Landscape Architect and active member of the American Society of Landscape Architects. She joined Freeman Companies to lead the firm's planning and landscape architecture division. Ms. Hajna offers 30 years of professional experience in Connecticut and has been associated with the Kasper Group of Bridgeport; Richler, Cogan & Webb of Avon; The SLJAM Collaborative of Glastonbury; and, most recently, was a Project Manager and Senior Landscape Architect at planning firm TPA Design Group of New Haven. Heidi's experience involves large scale master planning for public improvements, small private site development plans, economic development, streetscape/public spaces, education, historic properties, parks/recreation/trails, public housing and private residential. Her Project Management responsibilities have involved leading teams of design professionals to meet project deadlines by effectively delegating and prioritizing project workload from initial analysis and design through construction; maintaining daily client contact; interfacing with various state and local agencies and also presentation of projects at public hearings and stakeholder informational meetings. Additional responsibilities have included detailed existing conditions analyses, master planning, alternative land use concepts, preliminary design concepts, final design plans technical analysis and design, specifications, and cost estimates. She is a graduate of the State University of New York's College of Environmental Science and Forestry in Syracuse.



Michael J. Garon, LS — Manager of Land Surveying

Mr. Garon offers clients 15 years of professional experience working on a variety of land surveying projects. He has concentrated his experience on using the latest technology and is responsible for the establishment of primary and secondary control networks utilizing GPS. In addition, he is trained on the use of robotic total stations and conducts company-wide staff training on that equipment. He is experienced with pipeline and related facility surveys, construction stakeout, boundary surveys, topographic, hydrographic, and route surveys and GPS control networks. Mr. Garon formerly served as an adjunct faculty member at the University of Hartford teaching Elementary Surveying courses and for several years as a Surveyor and Survey Manager for BL Companies.



Nathan L. Whetten, PE, D.G.E., CG — Vice President of Geotechnical Services

Nathan Whetten joined Freeman Companies to lead their expanding Geotechnical Division and manage the firm's Environmental Sciences division. Mr. Whetten has more than 30 years of experience working on a wide variety of geotechnical engineering projects. His experience includes geotechnical and bedrock geological evaluations for bridge and highway projects, earth and rock slopes, parking structures, dams, buildings, and water/wastewater treatment facilities and utility pipelines. His project responsibilities include project management, development and oversight of subsurface exploration programs, evaluation of geotechnical design criteria, report preparation, and construction observation. Prior to joining Freeman Companies, Nate held the position of Senior Associate at GEI Consultants, a worldwide science and engineering firm. Mr. Whetten holds several degrees from Cornell University including B.A. in Geology, B.S. in Civil Engineering and M.E. in Geotechnical Engineering. He has been the senior geotechnical engineer and project manager on several dozen large scale civil and commercial construction projects since the 1980s. Nate is considered a leading geotechnical authority by peers and has published over 15 professionally acclaimed articles, white papers and case studies for multiple Science and Engineering trade publications. He has also won numerous awards for completed projects including the coveted Hart Aldrich Excellence Award.



Yuyang Lin, PE, PTOE — Manager, Traffic and Transportation Engineering

Mr. Lin offers more than 16 years of engineering and inspection experience in municipal and Department of Transportation projects, most recently with BL Companies. He has a thorough understanding of the design guidelines and expertise in traffic design procedures, and is proficient in state-of-the-art traffic application and computer aided design software. His work includes traffic signal design, traffic impact studies, highway/roadway design, signing and pavement marking plans, construction inspection, hydraulic, hydrologic and stage construction plans. He specializes in maintaining traffic during construction under jurisdictional requirements and applies these disciplines to every project he manages. Mr. Lin is a UCONN graduate having earned a Master's of Science in Civil Engineering and he has also earned the designation of Professional Traffic Operations Engineer (PTOE) from the Transportation Professional Certification Board Inc. He is a member of the Institute of Traffic Engineers (ITE).



John A. Bondos, Jr., LEP — Manager of Environmental Sciences

John A. Bondos Jr., LEP, has over thirty years of professional experience in the field of environmental science. This includes extensive experience as Project Manager for remedial investigation projects involving comprehensive characterization and cleanup of contamination at various brownfield sites across the State of Connecticut. Much of John's work has consisted of remedial investigation and design for containment and treatment of impacted soils and groundwater, including aromatic and volatile organic compounds, petroleum, metals, and semi-volatile organic compounds, at brownfields sites, industrial facilities, petroleum bulk storage terminals, and underground storage tank sites while applying institutional regulatory controls such as environmental land use restrictions (ELURs) for inaccessible soil, environmental isolated soil and engineered controls (ECs). His investigative activities range from free-phase product plume delineation to comprehensive site-wide Phase II and III Environmental Site Assessments for property transactions and redevelopment. His expertise includes geologic and hydrogeologic evaluations related to migration pathways of contamination in the subsurface and potential receptors. Previously, Mr. Bondos conducted analysis of brownfield cleanup alternatives and quality assurance project plans for the Environmental Protection Agency.

Construction Management

Our customer-focused construction management team is distinguished by its decades of experience in the field. Whether representing an owner as an agent or at risk by holding contracts we are committed to our customer's project goals and objectives. 7 Summits specializes in the management and oversight of construction procedures and processes including providing customer support during pre-construction and post-construction activities, resulting in the cost effective execution of work.

7 Summits Construction energetically embraces our role as the customer's agent and advocate by leveraging our 60+ years of management experience to administer and supervise all resources needed to complete and deliver projects to the highest level of expectations.

Owners' Representation

7 Summits will act as an extension of our client taking on a broad range of responsibilities, typically including the management of multiple projects within a defined program to achieve all client goals and objectives. As your Owner's Representative we will be engaged at the earliest stages of a program to act on your behalf in master planning, securing funding and defining the specific projects. This may include developing RFP/Q for professional services and administering general contractors and construction managers on the behalf of our customer.

Delivery Method Expertise

- Design Intent
- Procurement
- Complex Phasing
- State Funding / Documentation

General Contracting

Acting as a general contractor 7 Summits staff members will coordinate with various trade contractors to perform a specific, targeted and predetermined scope of work resulting in a defined product within an agreed upon cost and timeframe. We will mobilize the ideal combination of management and supervisory professionals to oversee: daily activities, project logistics, planning, scheduling, cost controls, documentation, communications, safety and trade/labor management, to ensure projects are delivered on time and within budget.

Delivery Method Expertise

- Project Costing
- Project Scheduling
- Management of Subcontractors

Design Build

7 Summits has the capabilities to take your project from conception to completion while acting as your design build consultant. Design-Build is a construction delivery method that provides owners with a single point of contact for both the design and construction phases of a project. 7 Summits will be your sole point of contact, and hold sole responsibility for the successful delivery of the project. We will expertly manage all phases of project design, construction and implementation, as well as all contracts for the completion of work. Our team will implement a program based on open communication and purposeful collaboration to deliver quality results. Bringing architects, builders, engineers, and estimators to the same table allows for open communication and purposeful collaboration resulting in the best solutions to minimize cost and streamline schedules to bring your Projects to fruition in a timely and cost efficient manner.

Delivery Method Expertise

- Self-Perform Design
- One Stop Shopping
- Cost Management
- Risk Management



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www.7summitsconstructioncorp.com

7 Summits Construction is a full service, minority-owned construction company. **We can meet all of your building needs.** With a collective experience that exceeds \$ 2 billion in project costs, we can execute any project size and complexity, our expertise includes: public and private projects in the mixed use, retail/commercial, healthcare, education, municipal and governmental sectors, throughout Southern New England and New York. The firm is prequalified by the Connecticut Department of Administrative Services, Connecticut Department of Consumer Protection and is certified by the City of Hartford and Connecticut DAS as a Minority Business Enterprise (MBE).

PARK & MAIN

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