



ATHRIVING NEIGHBORHOOD

Convenient and accessible, a destination for entertainment, transit and business



ENTERTAINMENT:

Being located in Hartford's Entertainment District means **easy access to theater, music, restaurants and clubs**, as well as a variety of special events to suit every taste.



TRANSIT:

The Hollander is steps away from **Hartford's bus and train station**, connecting major eastern cities. Pending construction of the New Britain bus corridor and commuter rail to New Haven will give the Hollander neighborhood **comfortable and easy access across the state**.



WALK TO WORK:

The Hollander is an **easy walk to all downtown offices**, and shares its neighborhood with major corporate headquarters, the State Capitol and retail and service businesses.



410 Asylum Street, Hartford, CT 06103

(860) 251 8175

thehollander.org

Community isn't just a neighborhood, it's The Hollander.

Financed by Connecticut Housing Finance Authority, Equal Opportunity Housing





WHAT DOES GREEN MEAN FOR YOU?

Leadership in Energy and Environmental Design (LEED) is the internationally recognized distinction that a building is **environmentally responsible, efficient and a healthy place to live and work**. The Hollander will be the **first** mixed-use, mixed income, historic preservation, LEED certified, residential building in Connecticut.

At The Hollander, green design features include:

- A planted green roof, which reduces cooling costs
- High-performance insulated glazing on windows, minimizing heat gain and loss, minimizing overall electricity consumption and thereby energy bills
- Efficient lighting systems
- Low-emission interior finishes
- Low-flow bathroom fixtures
- Energy Star appliances
- Innovative, sorting recycling system
- Bicycle storage room, promoting efficient transportation

Residential and commercial buildings account for 29 percent of greenhouse gas emissions in Connecticut. The U.S. Green Building Council estimates that **onetime investments in sustainable design technologies, systems and materials increase energy efficiency over standard building code practices by up to 30 percent**. At The Hollander, being green is part of our commitment to our residents and our community.





THE HOLLANDER: AT A GLANCE

OUR CITY:

- Population: 124,512
- Existing city housing units: 51,419
- Median age: 30
- Median household income: \$52,218
- Future job growth: 27.70%
- Hartford workforce: 115,356
- 28 banks, 20 lodging facilities, 3 hospitals



THE BUILDING

- Located in the Business Improvement District, Entertainment District, and Historic District
- + 13,000 square feet commercial space available, encompassing the ground floor with an interior public arcade
- Tenant improvement dollars available
- Negotiated build out assistance
- Innovative development resource package

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AREA MAP



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A CAPITAL OF GROWTH AND REVITALIZATION

See world-class art, tour your fill of historic homes and take in a Broadway-bound theatrical production or a professional sporting event...all in Hartford.

Hartford serves as headquarters for **Fortune 500 companies** in industries including aerospace, information technology, precision machining, health and medicine. The city is also **home to the State Capitol Building**, overlooking Bushnell Park, the **first public park in the United States** built with taxpayer dollars.

Hartford has received **\$750 million in public investment** and **\$2 billion in private investment** in the last decade. The Connecticut Science Center, designed by Cesar Pelli, recently opened in the heart of downtown and the new XL Center hosts the Ringling Brothers Circus, Stars on Ice, Hartford Wolf Pack hockey games, and public events.



HARTFORD IS...

- a two-hour drive to Boston and New York (easy access to two major markets at significantly lower cost).
- the 12th most wired U.S. city and ranks in the top 60 for cyber cities with high bandwidth.
- accessible to 100 million customers within an eight-hour drive.
- home to Bradley International Airport, one of the fastest growing and most user friendly in the nation and is distribution hub for UPS, Federal Express and the USPS.
- a growing metro area with some of the nation's most prominent suburbs within a half-hour drive.

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COMMON GROUND, AN INNOVATIVE NOT-FOR-PROFIT

Since 1990, Common Ground has been building strong, welcoming communities that leave no one out. Common Ground has grown into the largest provider of supportive housing in the United States. Our programs serve residents from a wide variety of backgrounds, in our buildings located in New York, Connecticut, Los Angeles, New Orleans and Washington, DC.

Additionally, Common Ground trains colleagues throughout the country and around the world in successful, cost-effective practices that increase housing options, reduce homelessness and strengthen neighborhoods.

In towns and cities across the country, Common Ground works closely with local residents to determine the unique needs of the communities we serve: from working to end street homelessness, to providing necessary supportive services, to creating quality rental opportunities and vital mixed use buildings that serve residents and neighbors. Our work demonstrates that well designed, well managed and affordable homes are essential to the health of individuals, families and communities.



UNDER CONSTRUCTION: 6 new residences in 6 different neighborhoods,
comprising a total of **812** new units.



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BETTY RUTH & MILTON B. HOLLANDER FOUNDATION CENTER

This seven story **1926 Neo-Classical Revival** building, formerly known as The Capital Building, was designed by **Thomas W. Lamb**, designer of the second Madison Square Garden and of several early 20th century theaters on the National Register. Sitting across Asylum Street **along the northern end of Bushnell Park**, The Hollander offers commanding **views of the State Capitol building**.

The building is impressive in its architectural details. Entries have the building name in **Roman-style lettering** with poured **neo-classical Winged Victory figures** within the arched recessed entranceways. Lobby details include a **vaulted ceiling** and **mosaics of Hartford's Old State House and Connecticut State Capitol**. The cornice is enriched with disks along the frieze, dentils, leaf-covered medallions and metal acanthus-leaf cresting.



Betty Ruth and Milton B. Hollander, the building's former owners, generously donated the property to Common Ground. Since receiving ownership of The Hollander and working with the City of Hartford to formulate the best redevelopment plan for the building, Common Ground has reinvented the space into a **mixed-use residential and commercial building** that will contain **seventy residential rental apartments**, and over **13,000 square feet of ground floor commercial space**.



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