



## Property features

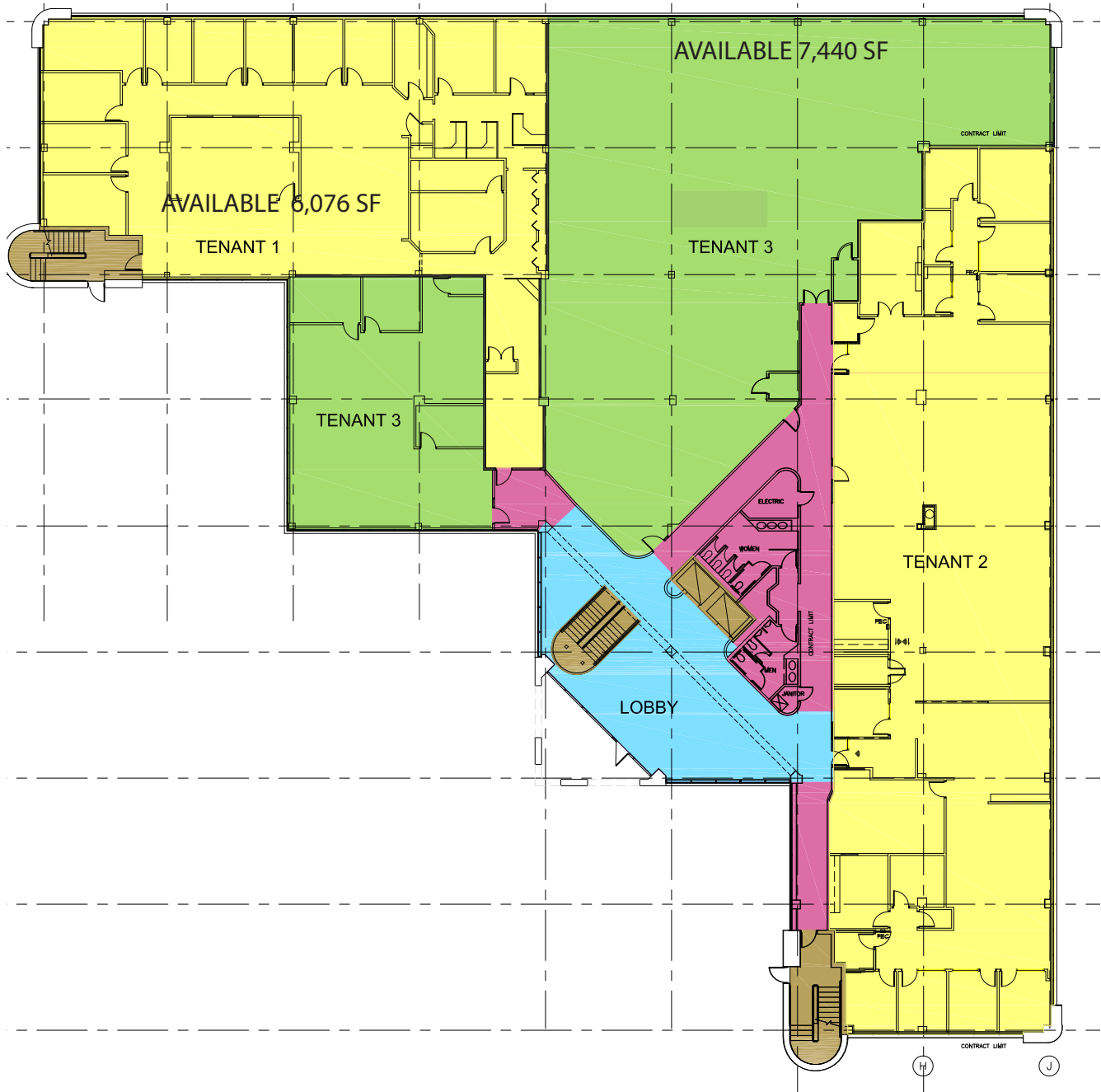
<b>BUILDING SIZE:</b>	81,368 SF	<b>SOLAR:</b>	Solar photovoltaic field powering the building with renewable green energy
<b>FLOORS:</b>	3 floors + basement level	<b>ELEVATORS:</b>	Two 2,500 lb capacity elevators
<b>YEAR BUILT:</b>	1985	<b>AMENITIES:</b>	3-story glass atrium lobby, outdoor tenant seating areas and covered parking.
<b>SITE AREA:</b>	58 Acres	<b>LOCATION:</b>	Beautiful suburban office park setting centrally located with excellent access to I-91
<b>PARKING:</b>	4 / 1,000 ratio and 36 covered spaces	<b>LEASE RATE:</b>	\$20.00 psf Gross
<b>FOUNDATION &amp; STRUCTURE:</b>	High-quality brick construction concrete pile foundation, reinforced concrete slab & steel frame		
<b>HVAC:</b>	82 carrier heat pumps, 3 roof-top units & 1 Evapco cooling tower		

### For further information, please contact:

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**Avison Young** | 225 Asylum Street, 16th Floor | Hartford, CT 06103 | T 860.327.8330

**1ST FLOOR: 13,516 SF AVAILABLE**

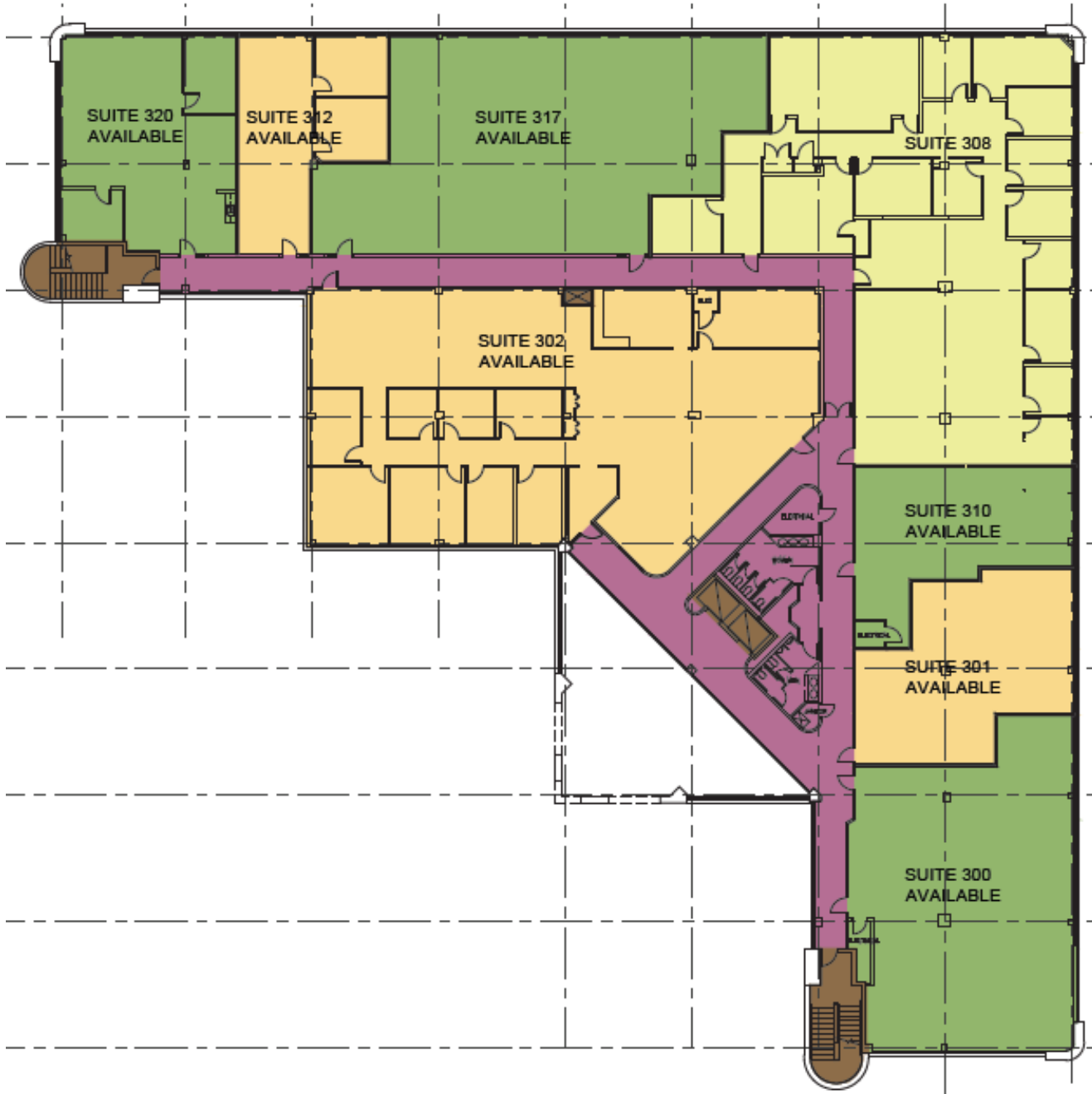


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**3RD FLOOR: 18,740 SF AVAILABLE**



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