

WEST

200

GREAT POND DRIVE

WINDSOR · CONNECTICUT

PREMIER CLASS A OFFICE SPACE FOR LEASE

CBRE



PROPERTY OVERVIEW

CBRE is pleased to offer for lease corporate headquarters-style office space at 200 Great Pond Drive in Windsor, Connecticut. Currently available space includes up to 18,320 SF on the first floor, approximately 4,500 SF on the second floor, and a full floor vacancy of 52,000 SF on the third floor, ideal for small to mid-size users looking for future growth opportunities within the building.

200 Great Pond Drive offers newly updated, Class A office space with building amenities including a new fitness center, full-service cafeteria, outdoor patio/courtyard with firepits and soft seating, secure key-card access and above-standard parking. The building was also recently improved with new rooftop HVAC units, LED lighting, complete lobby renovations, and parking lot improvements. Situated within the Day Hill Corporate Area of Windsor, the building enjoys a professional, corporate campus office setting with immediate access and visibility from Day Hill Road. This excellent north market location puts 200 Great Pond Drive within minutes of Bradley International Airport, four area hotels and new multifamily developments.

Join tenants including Milliman, Motion Industries, KMBS, and Sentry Insurance in this completely updated, premier Class A office building.



HIGHLIGHTS

- Signature, Class A office property situated along a prominent office corridor
- New building amenities including a modern fitness center, expanded cafe and new patio/courtyard with firepit
- Recent capital improvements including new building systems, new roof, lobby renovations and common area upgrades
- Convenient north market location with easy access to Interstate 91 at Exit 38 and just minutes to Bradley International Airport
- Ample on-site parking with easy access to east and west lobbies



PROPERTY SPECIFICATIONS

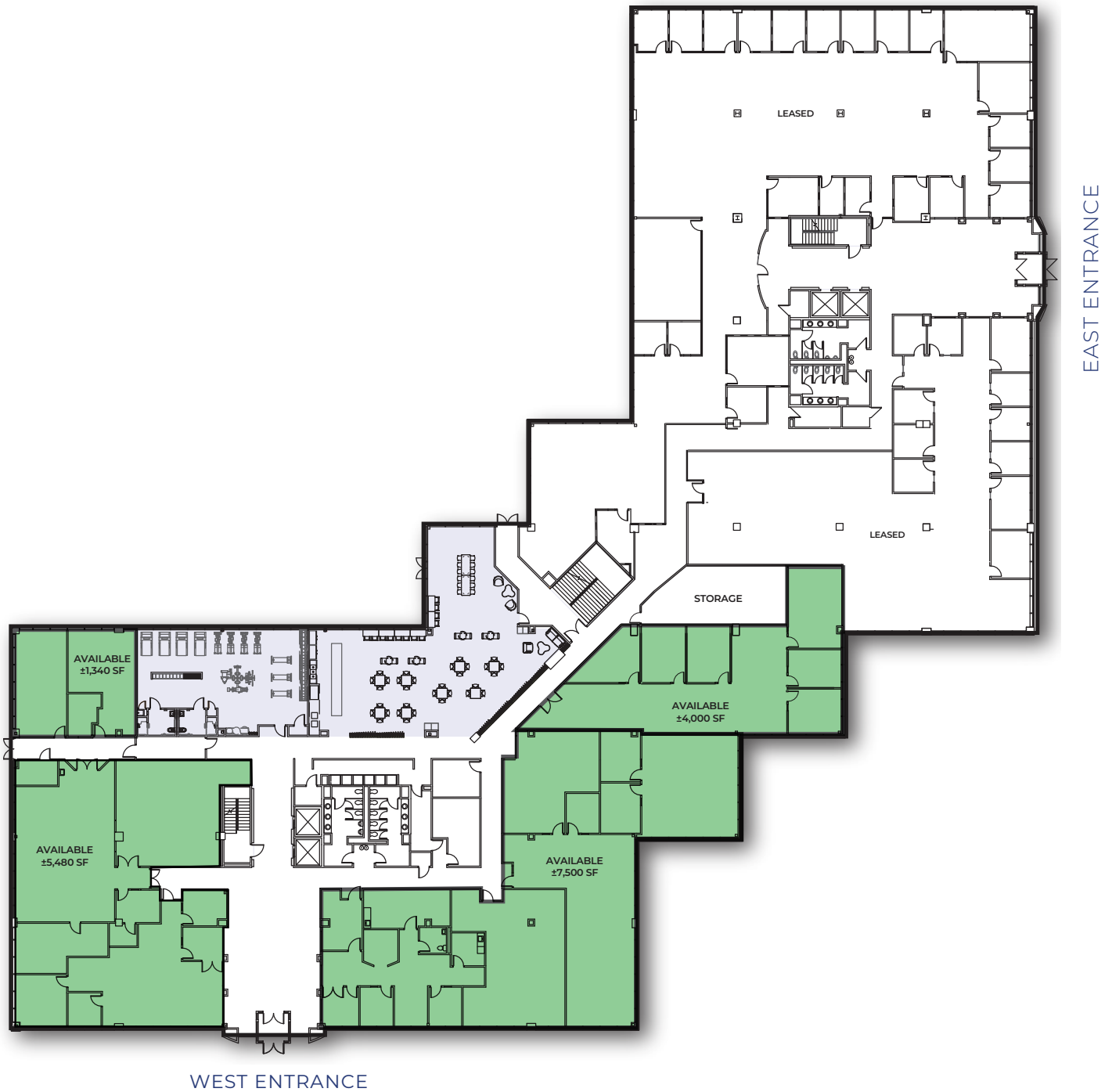
ADDRESS	200 Great Pond Drive · Windsor, CT	CEILING HEIGHT	9' finished ceilings
LAND	16 acres	ELEVATORS	Four Otis passenger elevators
TOTAL SF	±142,000 SF	HVAC	Six 80-ton rooftop units, 168 VAV boxes
FLOORS	Three	POWER	2,500 Amp, 480/277 Volts, three-phase, four-wire
PARKING	4.5/1,000 SF	SPRINKLERS	Fully sprinklered
CONSTRUCTION	Steel frame and pre-cast concrete	SECURITY	Electronic key-card access
RECEIVING	Double-door access		



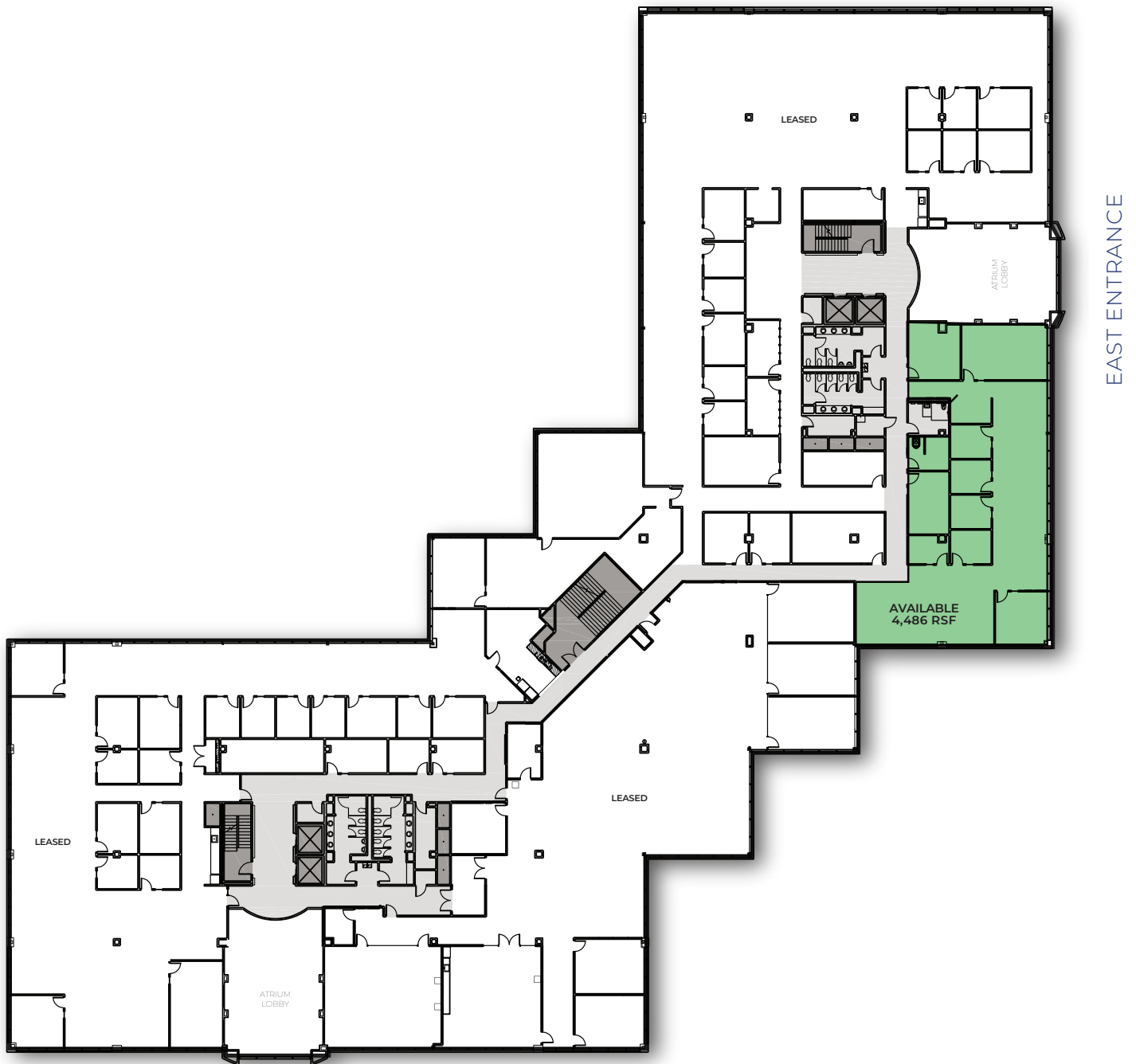
FLOOR PLANS

FIRST FLOOR

±18,320 RSF AVAILABLE



SECOND FLOOR
±4,500 RSF AVAILABLE

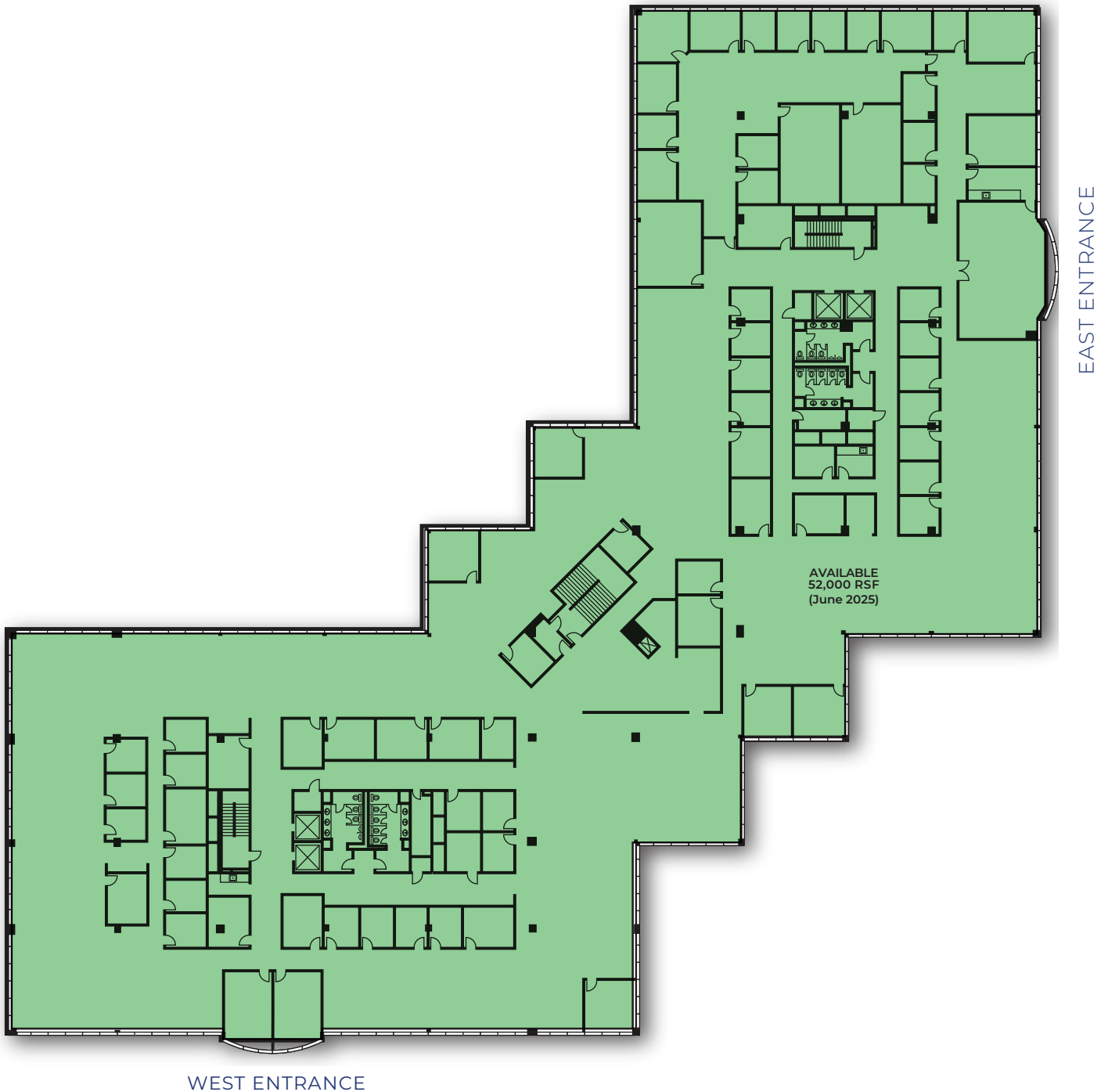


WEST ENTRANCE



FLOOR PLANS

THIRD FLOOR
±52,000 RSF AVAILABLE



200

GREAT POND DRIVE





EAST

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