



UP TO 6,000 SF MEDICAL | OFFICE FOR LEASE

37 KENNEDY DRIVE
PUTNAM, CT

Property Highlights



- Up to 6,000 SF available; divisible to 2,000 SF
- Suites available individually or in combination
- Abundant on-site parking
- Direct access to I-395 on/off ramp
- Co-tenanted by orthopedic, primary care, endodontic, and physical therapy practices, as well as a day-care.

Suite 37B & 37C — Medical Office (Turnkey)



- Glass storefront style entries with direct parking lot access
- Patient reception with pass-through windows, granite countertops
- Multiple private exam rooms
- Staff work area with cabinetry and sink
- ADA-compliant restrooms

Suite 37D — Professional Office



- Glass-front entry with reception area
- Conference room with french doors
- Open bullpen with cubicle infrastructure
- Multiple private offices
- Kitchenette; ADA-compliant restroom
- Ideal for professional, financial, or administrative users

Lease Rate: Call to Inquire

Campus SF: 27,350 SF

Available SF: Up to 6,000 SF

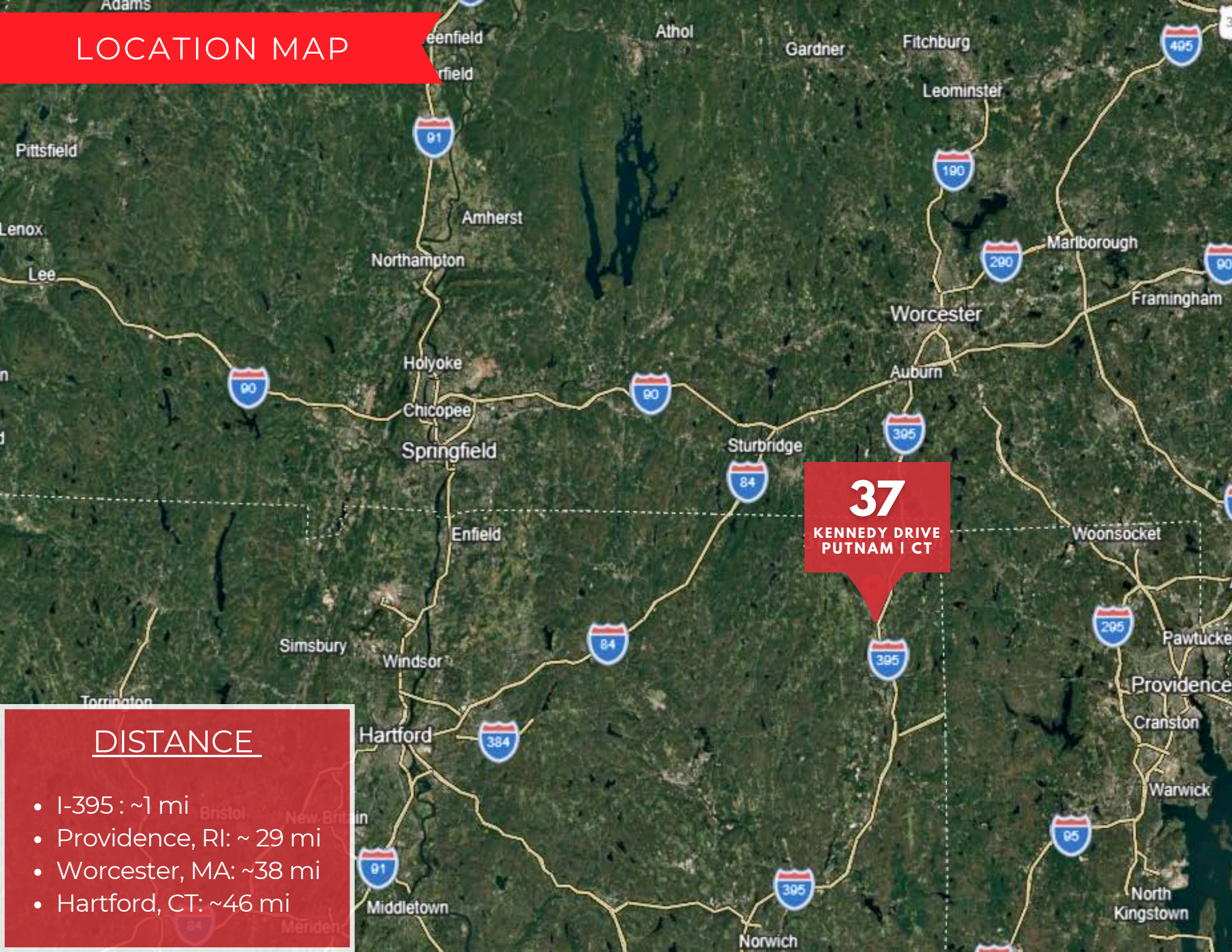
Use: Office / Medical

Parking: 132 spaces

Lot Size: 1.83 Acres

SUITE	SF
37B	2,000 SF
37C	2,000 SF
37D	2,000 SF

LOCATION MAP



37
KENNEDY DRIVE
PUTNAM | CT

DISTANCE

- I-395 : ~1 mi
- Providence, RI: ~ 29 mi
- Worcester, MA: ~38 mi
- Hartford, CT: ~46 mi

PHOTOS



Suite 37B | Medical Office

2,000 SF



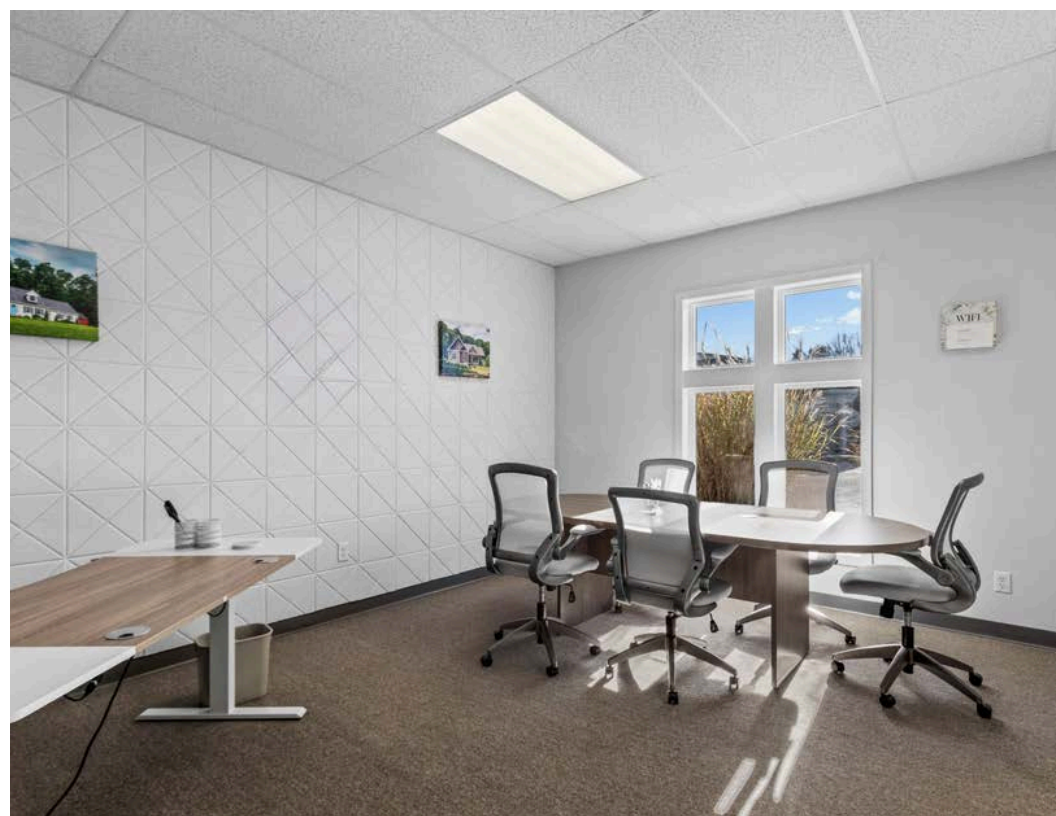
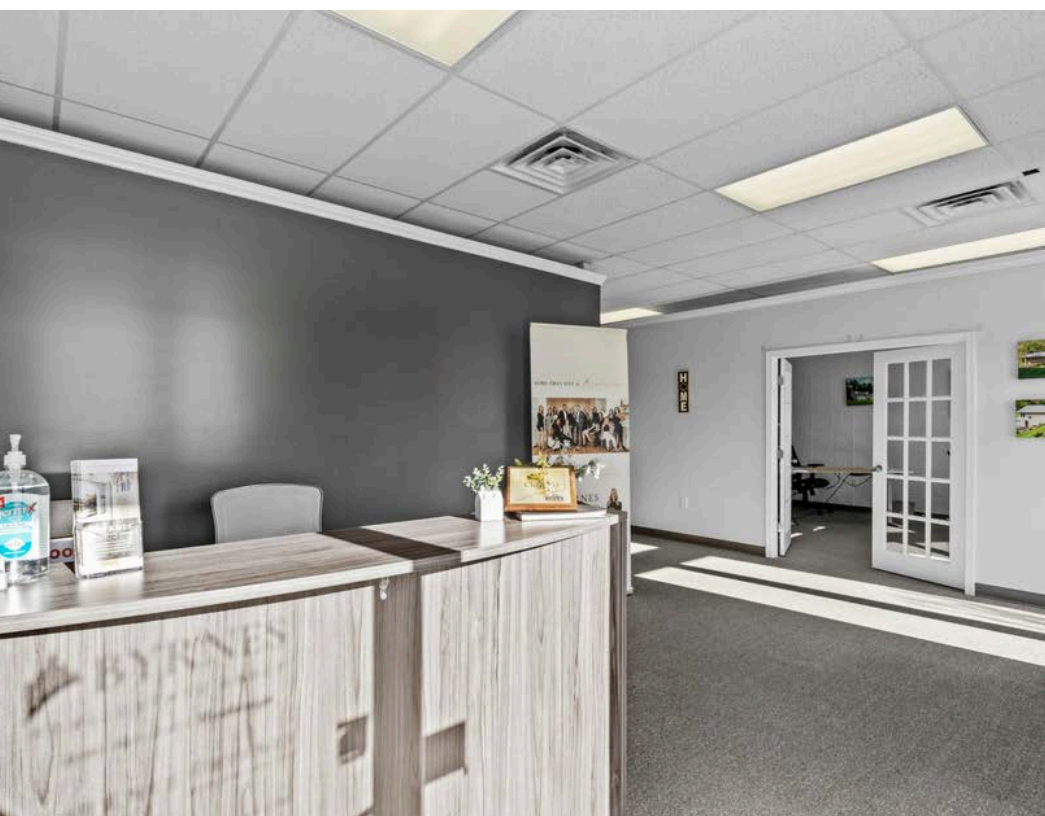
Suite 37C | Medical Office

2,000 SF



Suite 37D | Professional Office

2,000 SF



DEMOGRAPHICS

37

KENNEDY DRIVE PUTNAM | CT



Population

3 Miles

5 Miles

10 Miles

Total Population

13,361

40,104

178,897

Average Age

42.2

42.7

41.8

Average Age (Male)

40.9

41.9

41.0

Average Age (Female)

43.1

43.2

42.7

Households & Income

3 Miles

5 Miles

10 Miles

Total Households

4,794

15,878

68,826

of Persons per HH

2.8

2.5

2.6

Average HH Income

\$122,632

\$107,170

\$113,974

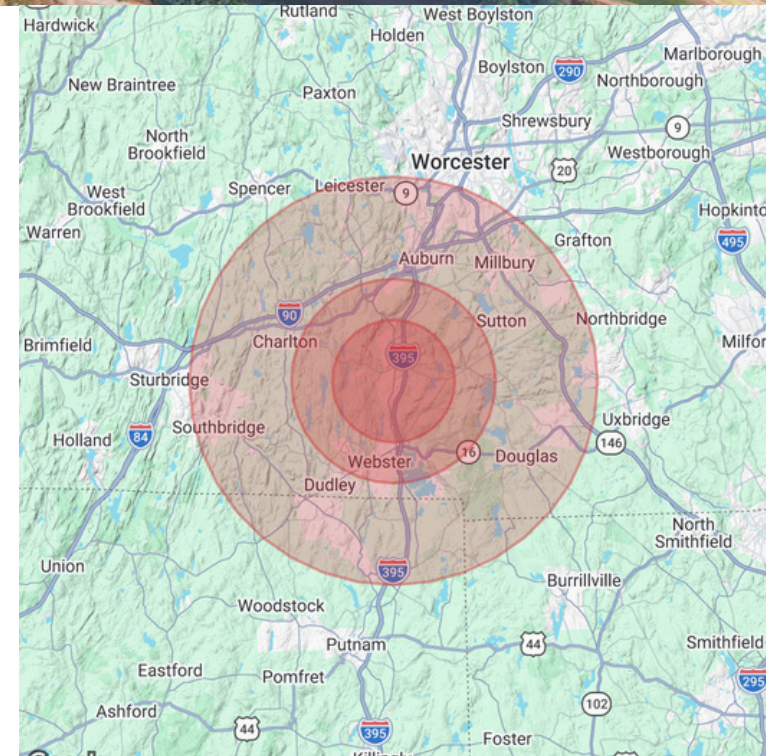
Average House Value

\$366,216

\$383,377

\$381,618

2023 American Community Survey (ACS)



MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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