

52,000± SF CLASS "A" OFFICE BUILDING

200 Day Hill Road, Windsor, CT 06095

For Sale or Lease



Ranked in Top 50
Commercial Firms in U.S.

LEASE RATE FULLY FURNISHED: \$20.50/SF Full Service Gross
LEASE RATE UNFURNISHED: \$18.50/SF Full Service Gross

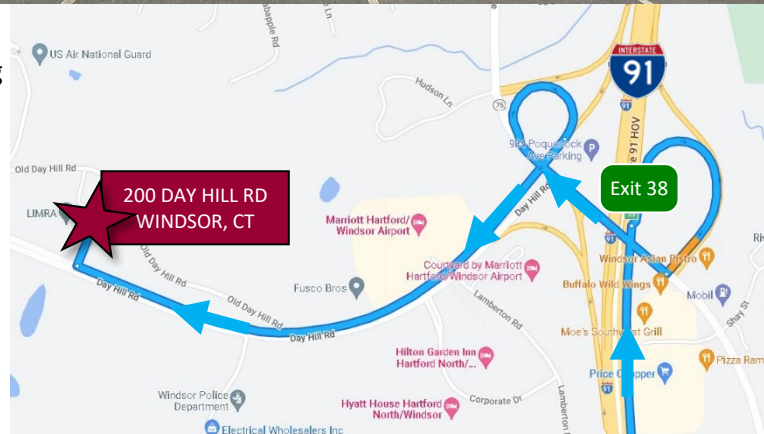
TENANT INCENTIVE PROGRAM

- 1 Month of free rent for every lease year on 3,000 SF or more
- \$5/SF Move Allowance for any term 5 years or longer on 3,000 SF or more
- Fully Furnished Suites Available
- For occupancies signed by May 1st, 2025



Property Highlights

- Modern and well-maintained building
- Well-capitalized ownership
- Up to 27,960± SF available
- 195 parking spaces
- ½ mile to I-91 Exit 38
- 4.61 acres
- Fully Furnished Suites Available



STAY UP TO DATE ON
OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



For more information contact:

Kyleigh Caron | 860.761.6004 | kcaron@orlcommercial.com & Jay L. Morris | 860.721.0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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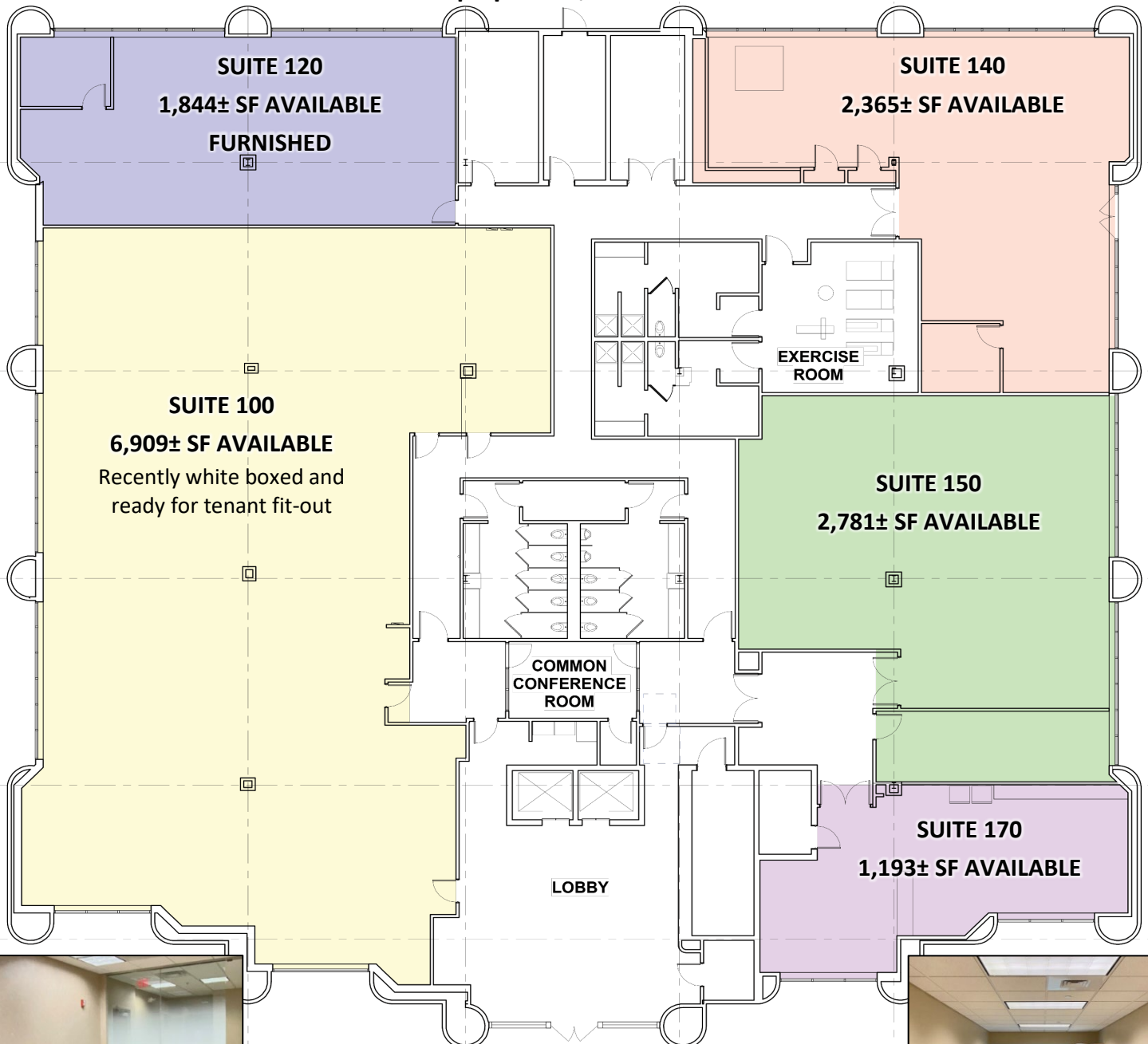
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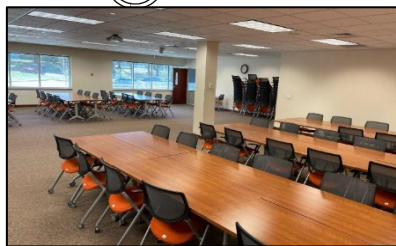
1st Floor | Up to 15,361± SF Available



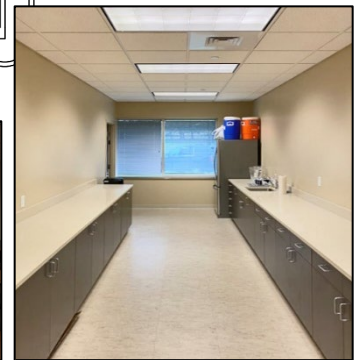
COMMON CONFERENCE ROOM



FITNESS FACILITY WITH SHOWERS



TRAINING ROOM (fits 75+ people)



TRAINING RM CATERING KITCHEN

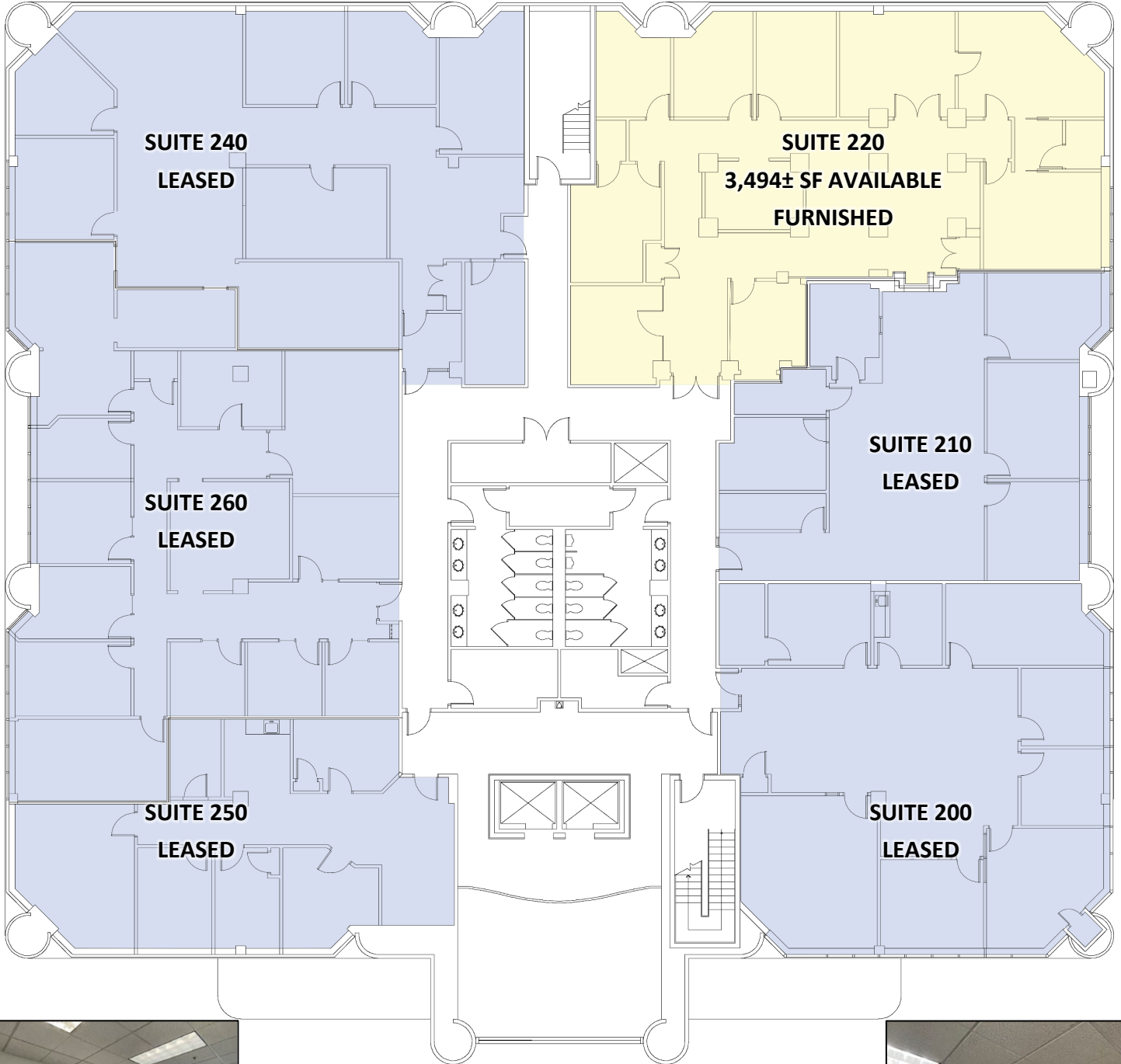
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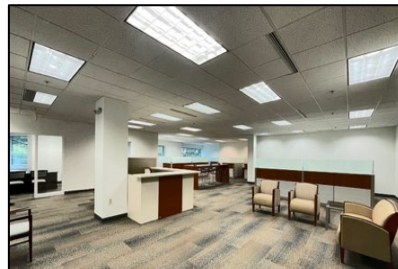
2nd Floor | 3,494± SF Available as a Fully Furnished and Renovated Spec Suite



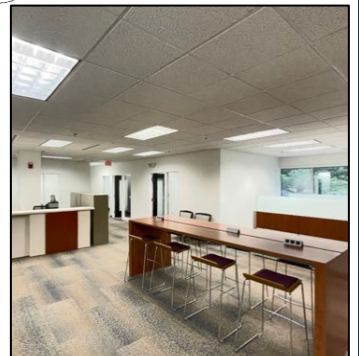
FURNISHED CONFERENCE ROOM



FURNISHED SUITE WORKSTATIONS



FULLY FURNISHED SUITES AVAILABLE



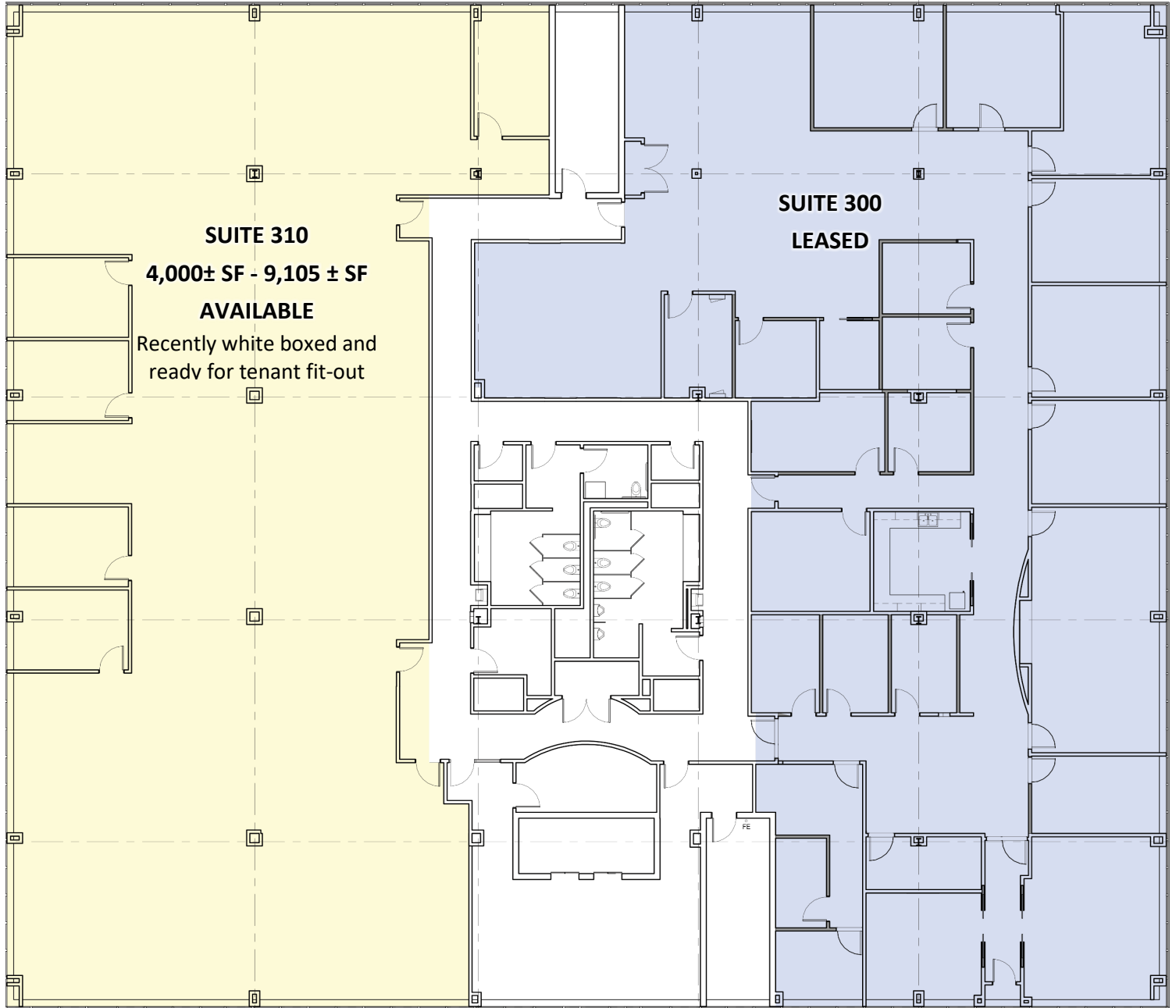
SAMPLE FINISHES

UP TO 27,960± SF CLASS "A" OFFICE SPACE AVAILABLE

200 Day Hill Road, Windsor, CT 06095



3rd Floor | Up to 9,105± SF Available | Divisible to 4,000 SF



SUITE 310
4,000± SF - 9,105 ± SF
AVAILABLE
Recently white boxed and ready for tenant fit-out

SUITE 300
LEASED



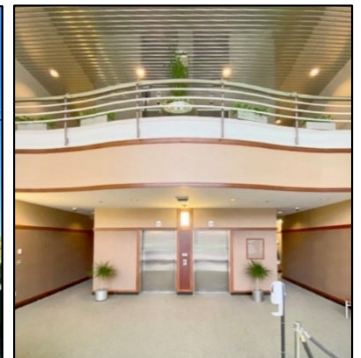
THIRD FLOOR ELEVATOR LOBBY



CAFETERIA



FULL BUILDING BACK-UP GENERATOR



2 STORY ATRIUM & LOBBY

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