

FOR LEASE

55 CAPITAL BOULEVARD

CORPORATE RIDGE | ROCKY HILL, CT





THE PROPERTY

55 Capital Boulevard is a Class A office building located within the highly sought-after Corporate Ridge Business Park in Rocky Hill.

FOUR-STORY CLASS A OFFICE BUILDING

CBRE, Inc. is pleased to announce the availability of office space for lease at 55 Capital Boulevard, a four-story Class A office building located within the Corporate Ridge business park in Rocky Hill. Corporate Ridge is a 230-acre master-planned business park that is home to the Sheraton Hotel & Conference Center, WFSB Channel 3's Broadcast HQ, Orthopedic Associates of Hartford and an elite tenant roster that includes the United Way, Aecom, Value Options, MTU Aerospace, Aspen Insurance, and CHA Consulting.

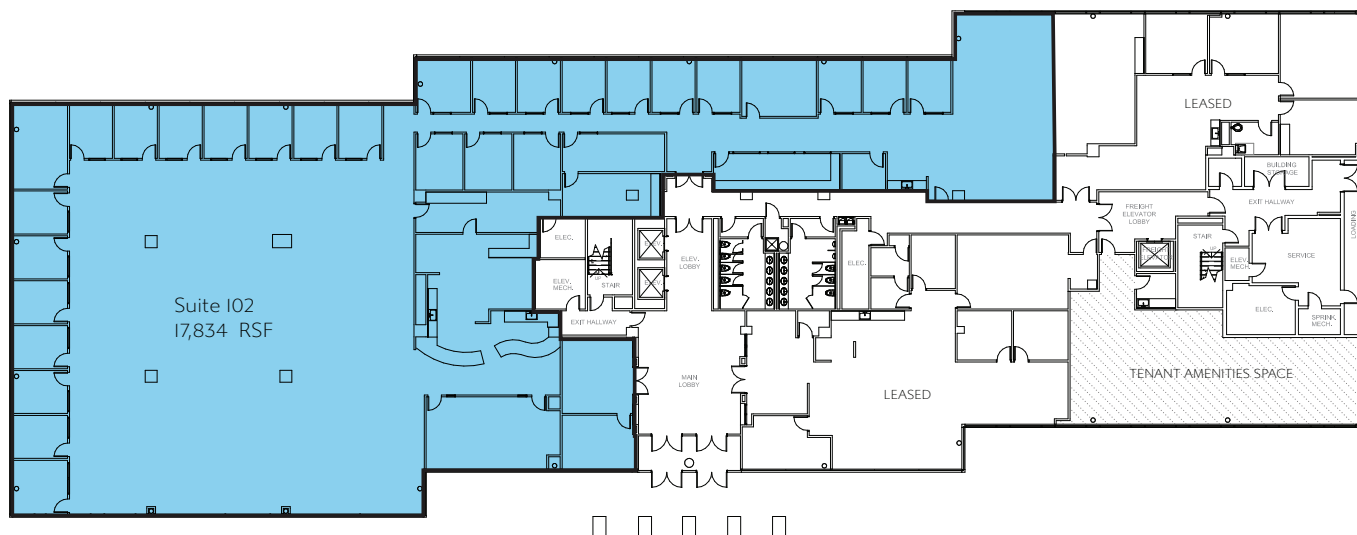
55 Capital Boulevard features highly-efficient floor plates, abundant on-site parking and convenient access to area amenities and business services. Tenants also have access to shared modern amenities at 500 Enterprise Drive including a fitness center, grab and go cafe, outdoor patio seating, and tenant lounge/recreation center, in addition to new onsite amenities space at 55 Capital completed June 2025. Current availabilities include $\pm 17,800$ SF on the first floor, and up to $\pm 9,800$ SF on the fourth floor.

AVAILABLE FLOORPLANS

First Floor

17,834 RSF
AVAILABLE

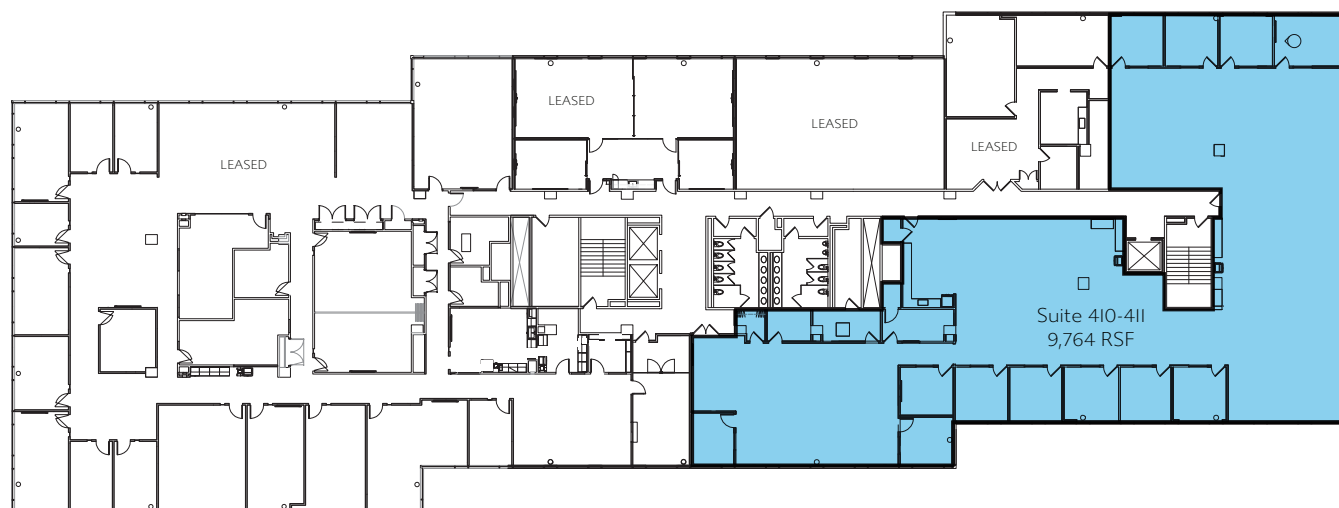
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Fourth Floor

9,764 RSF
AVAILABLE

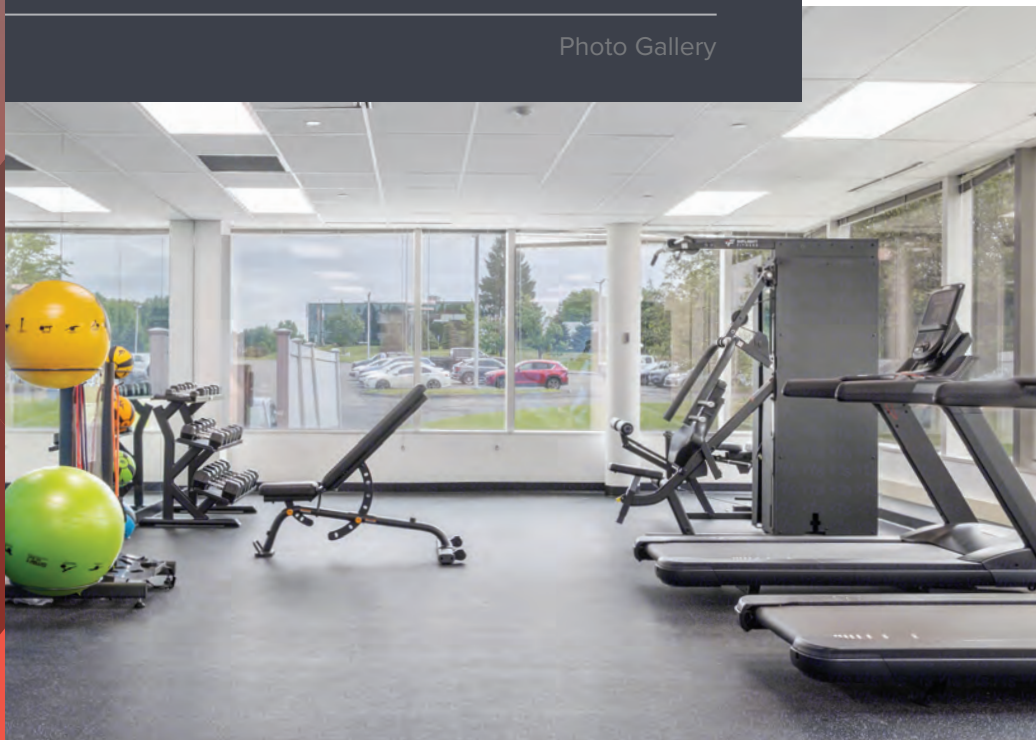
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NEW AMENITIES SPACE

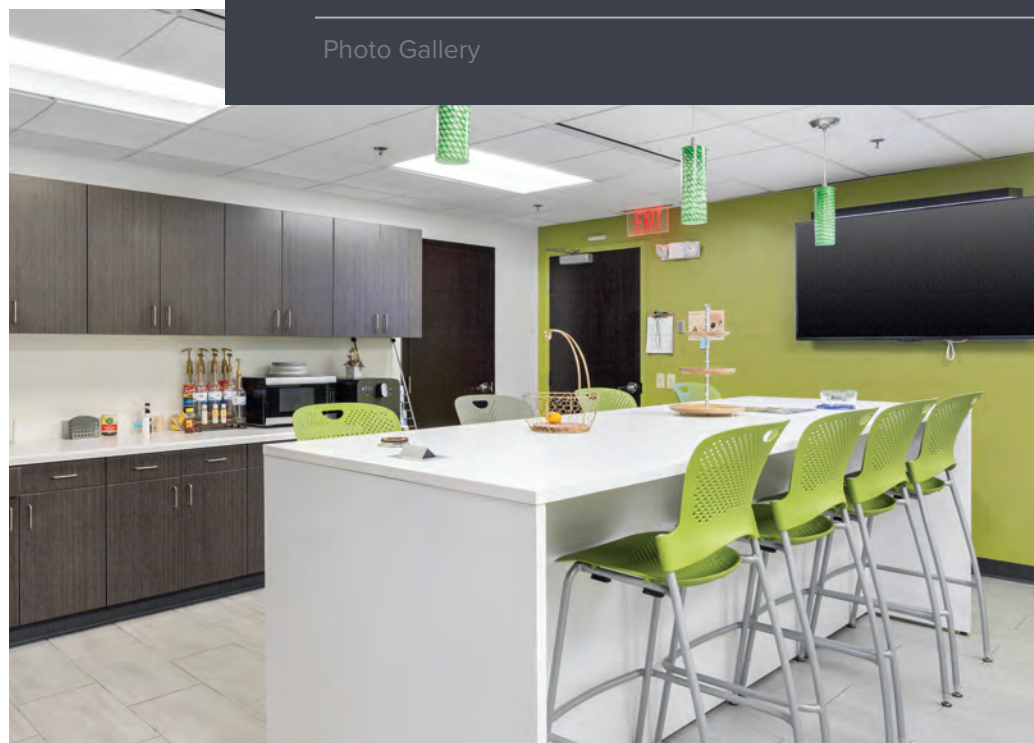
Photo Gallery





AVAILABLE TENANT SPACE

Photo Gallery



EXCELLENT ROCKY HILL LOCATION IN CORPORATE RIDGE

55 Capital Boulevard's excellent regional location in Rocky Hill provides for superior highway access and prominent visibility within the well-known Corporate Ridge business park. Rocky Hill is conveniently located along Interstate 91 within the center of the State of Connecticut, less than 10 minutes from the City of Hartford.

Set on 230 master-planned acres immediately off the interstate at Exit 23, Corporate Ridge has long been considered one of the highest quality office parks in Greater Hartford. The Park's proximity to downtown Hartford, immediate access and visibility from I-91, high-quality office buildings, corporate campus environment and access to local amenities make it very attractive to both small and large office space users alike. Historically, it has been one of the most highly sought-after suburban office locations in the region, attracting a distinguished list of corporate users. Major occupiers in the Park and immediate vicinity include the Henkel Corporation, MTU Aero Engines, WFSB Channel 3, Orthopedic Associates of Hartford, CREC Academy of Aerospace & Engineering, the Sheraton Hotel, Regus and the United Way of CT. Restaurants, retail and local area attractions are located just a few minutes away on Cromwell Avenue (Route 3), along with newer luxury multifamily residential offerings including Alterra Rocky Hill Apartments and the Concierge Apartments.

THE LOCATION

Corporate Ridge is a master-planned business park that offers high-quality office space in a convenient location immediately off Interstate 91 at Exit 23.



CITY OF HARTFORD



55 Capital Boulevard

ARBURG

Regus

CORPORATE
RIDGE

**EYEWITNESS
NEWS**
wfsb.com

CAPITAL BLVD

MTU
Aero Engines

55 CAPITAL BOULEVARD

CORPORATE RIDGE | ROCKY HILL, CT

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