

# Office/Medical Building | For Sale/Lease

**CBRE**

21,735 SF - Office/Medical Building



Rendering Photo



## Contact Us

Jennifer Gosselin

Vice President

+1 860 987 4734

jennifer.gosselin@cbre.com

## 21,735 SF - Office/Medical Building Available

BroadPeak at Barnes Park | 97 Barnes Road | Wallingford, CT 06492

For Sale/Lease

# Office/Medical Building

**21,735 SF**

CBRE has been retained to lease BroadPeak at Barnes Park, 97 Barnes Road in Wallingford, CT. 97 Barnes is an attractive one-story multi-tenant building. The building has stunning views overlooking the western landscape and sits on 5.1 acres. 97 Barnes has a flexible layout for new tenants. A combination of three private offices, reception, conference room, kitchen/break room and a private restroom. Recent build outs of modern, open and collaborative spaces. The park like setting provides an office/medical user with nicely landscaped grounds, ample parking areas, outside seating, and easy access to nearby amenities.

The new BroadPeak campus at Barnes Park is going to elevate the medical office community with the planned renovations to the site.

### Building Specifications

- + 21,735 SF total on 5.1 acres
- + Available Space for Lease
  - 1,200 SF & 2,185 SF
  - 1,900 SF & 6,035 SF (adjacent space)
  - 11,320 SF total combined
- + Established referral base
- + 5/1,000 SF parking
- + Building any pylon signage available
- + Picturesque views
- + IX Zoned
- + Wallingford Electric - reduced rates
- + **Lease Rate:** \$22.00-\$24.00/SF gross
- + **Sale Price:** \$3.9M

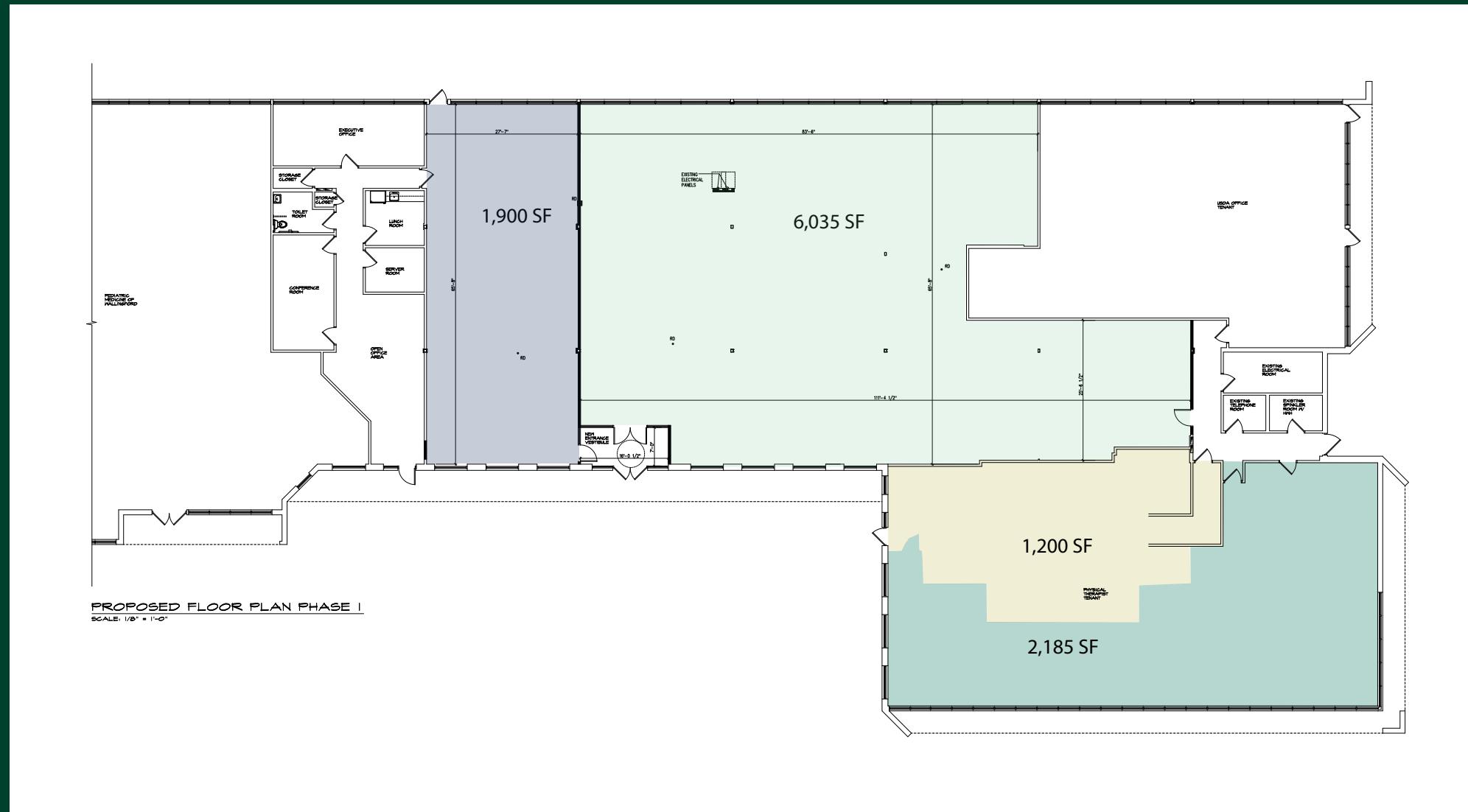


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1,900 & 6,035 & 1,200 & 2,185 SF - Combined Contiguous Space of 11,320 SF - Floor Plan



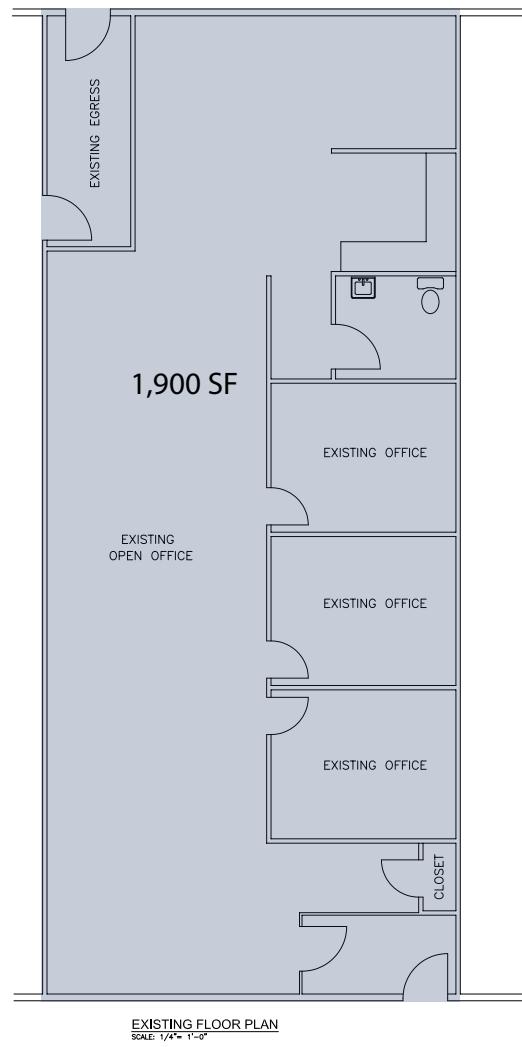
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1,900 SF - Existing Floor Plan



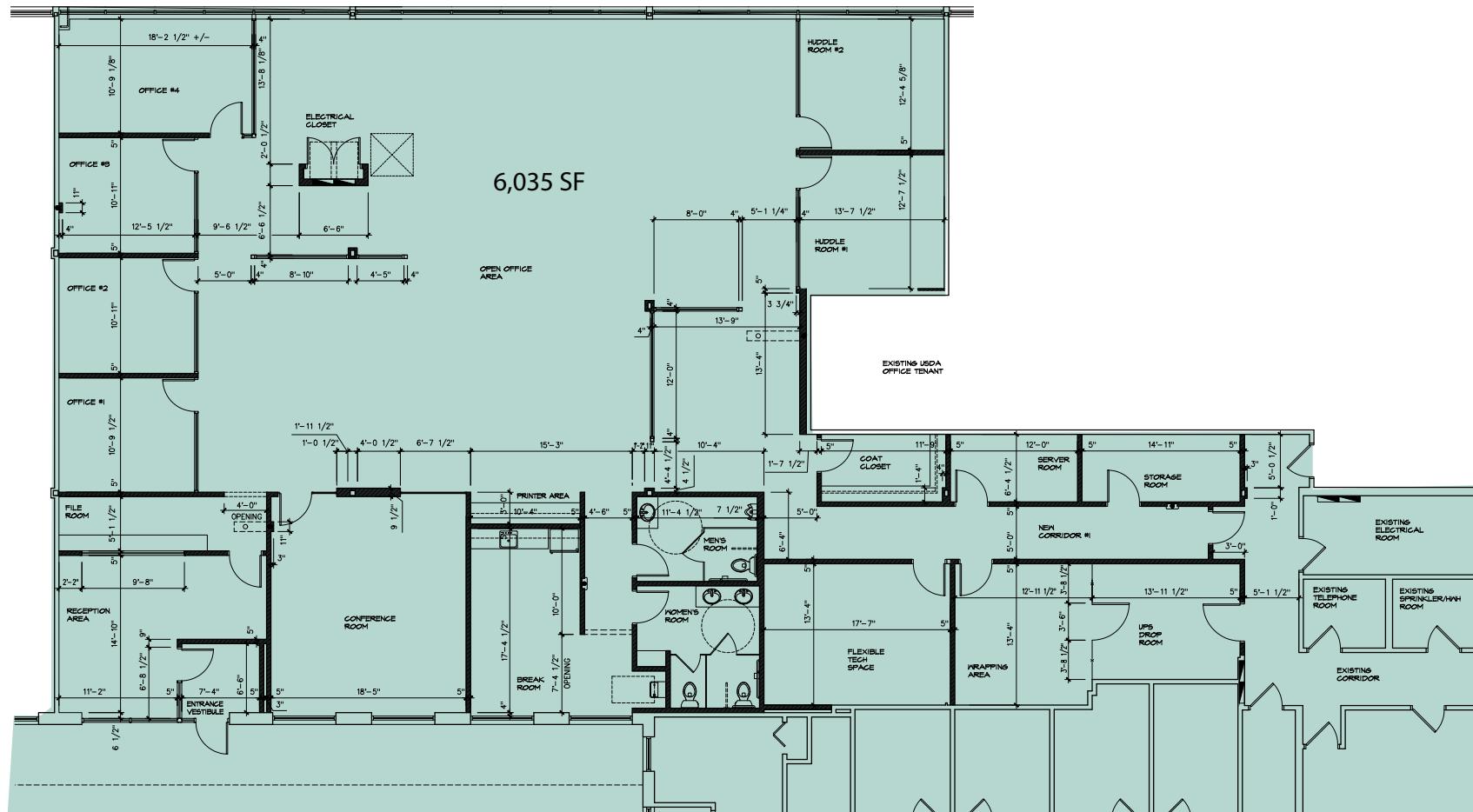
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## 6,035 SF - Floor Plan

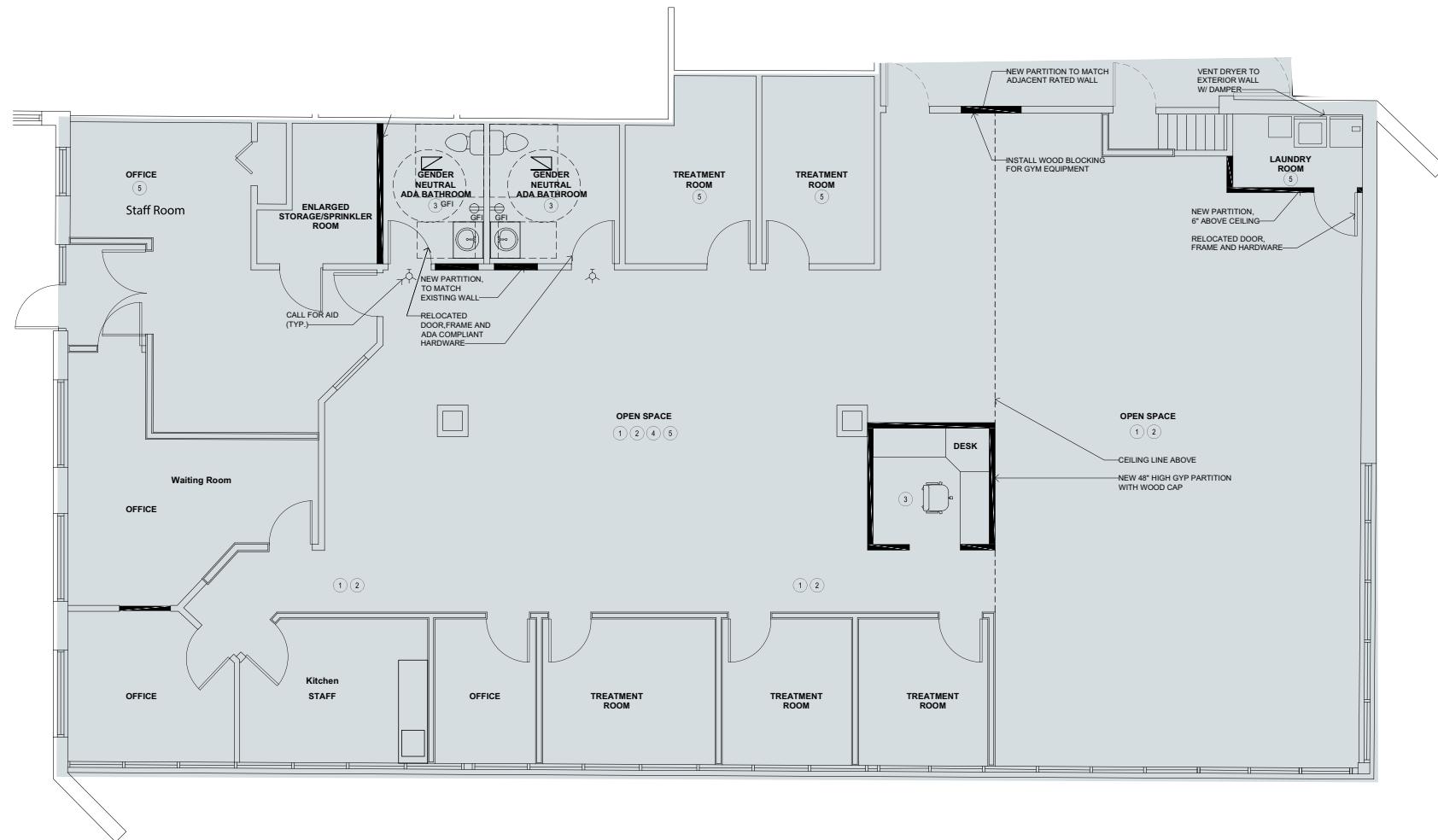


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## 3,385 SF (1,200 & 2,185 SF Combined) - Proposed Floor Plan

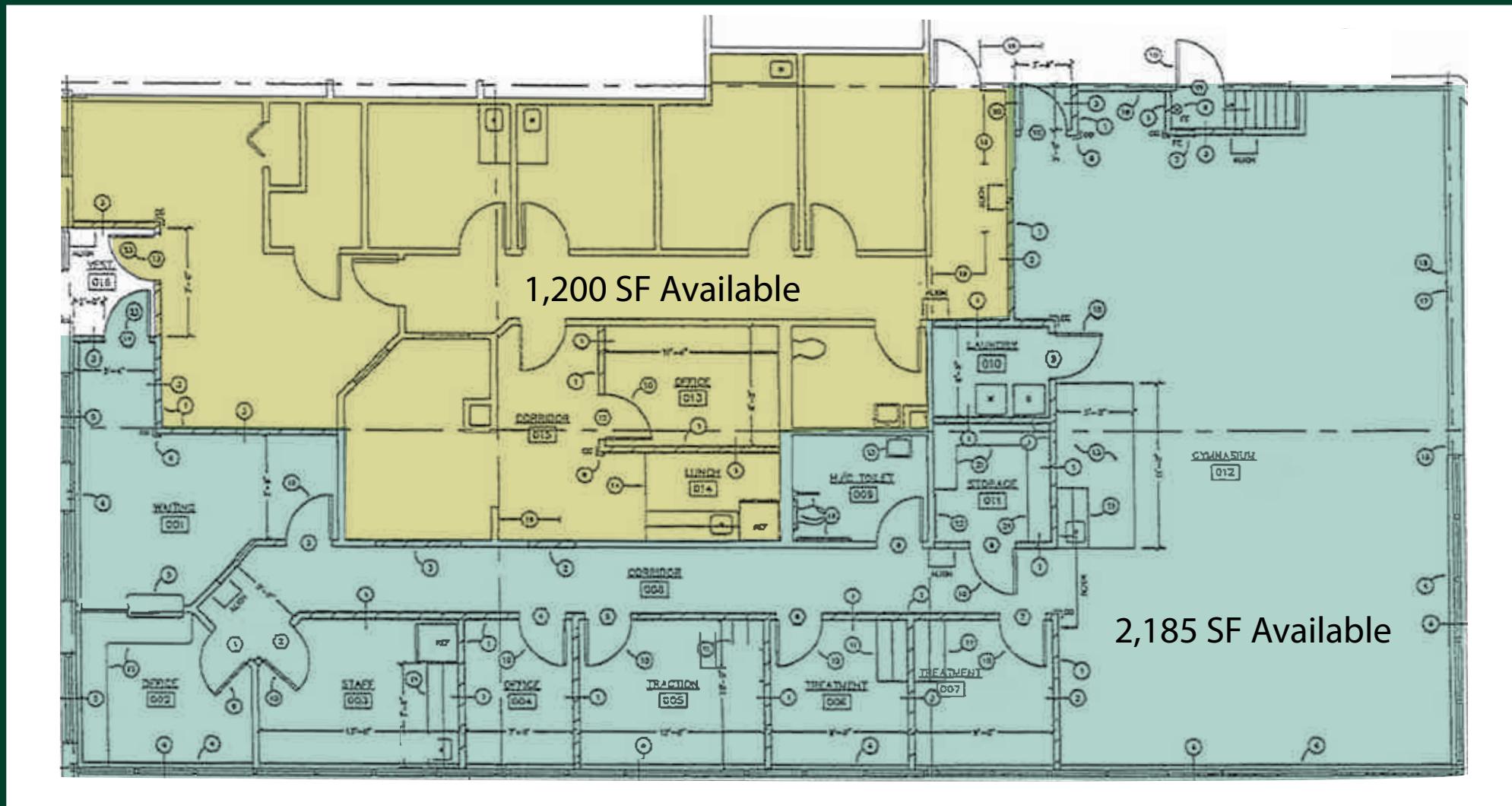


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## 1,200 SF & 2,185 SF - Floor Plan



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