

±68,552 SF Available

525 Brook Street
Rocky Hill, CT

Professional Office Building

Property Highlights

- + **Total & Available Building SF:** ±68,552 SF
- + **Floor Plates:** ±22,666 SF
- + **Stories:** Two plus lower level
- + **Signage:** Pylon
- + **Parking:** 250 spaces, 4.69/1,000 SF parking ratio
- + **Elevators:** One
- + **Traffic Count:** 5,700 average daily traffic
- + **Lease Rate:** \$17.50/SF Gross for partial space, \$8.00/SF, NNN for full building user
- + **Sale Price:** \$3,500,000



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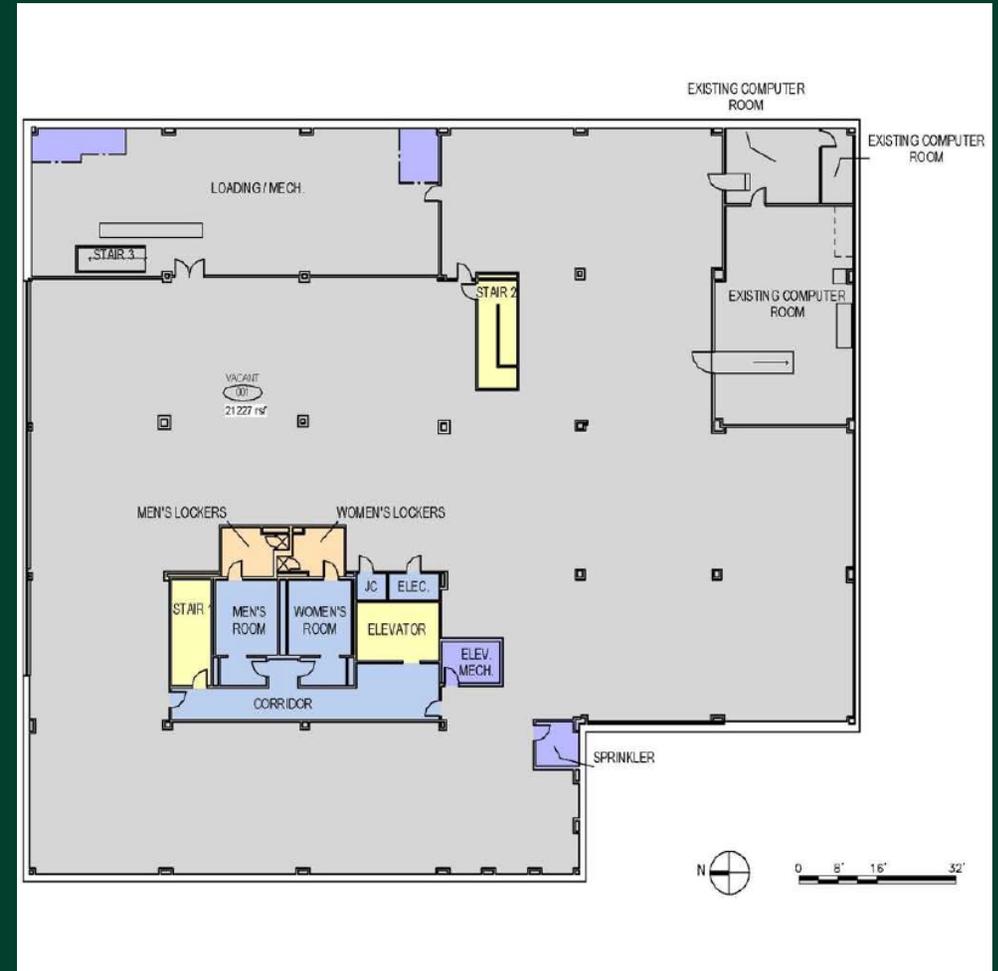
525 Brook Street | Rocky Hill, CT

For Sale or Lease

Property Details

- + **Year Built:** 1988
- + **Construction:** Steel frame, brick exterior
- + **Roof:** Flat, tar & gravel
- + **Air-Conditioning:** Central air
- + **Heat:** Gas, forced air
- + **Sprinklers:** Wet
- + **Site Area:** 5.05 acres
- + **Zoning:** OP
- + **Frontage:** 300'
- + **Highway Access:** Interstate 91 via Exit 23
- + **Sewer:** City
- + **Water:** City
- + **Amenities:** Close proximity to shopping, banking and dining
- + **Comments:** Former CREC Academy of Aerospace & Engineering Elementary School

Lower Level

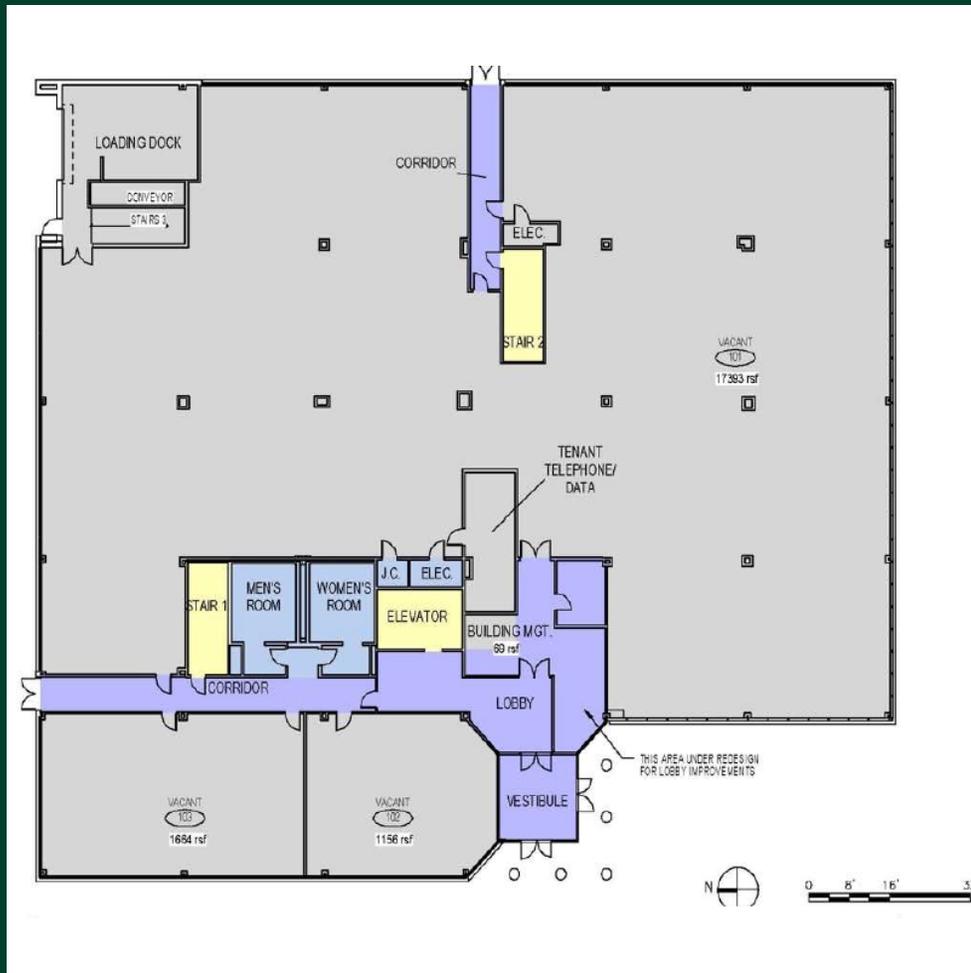


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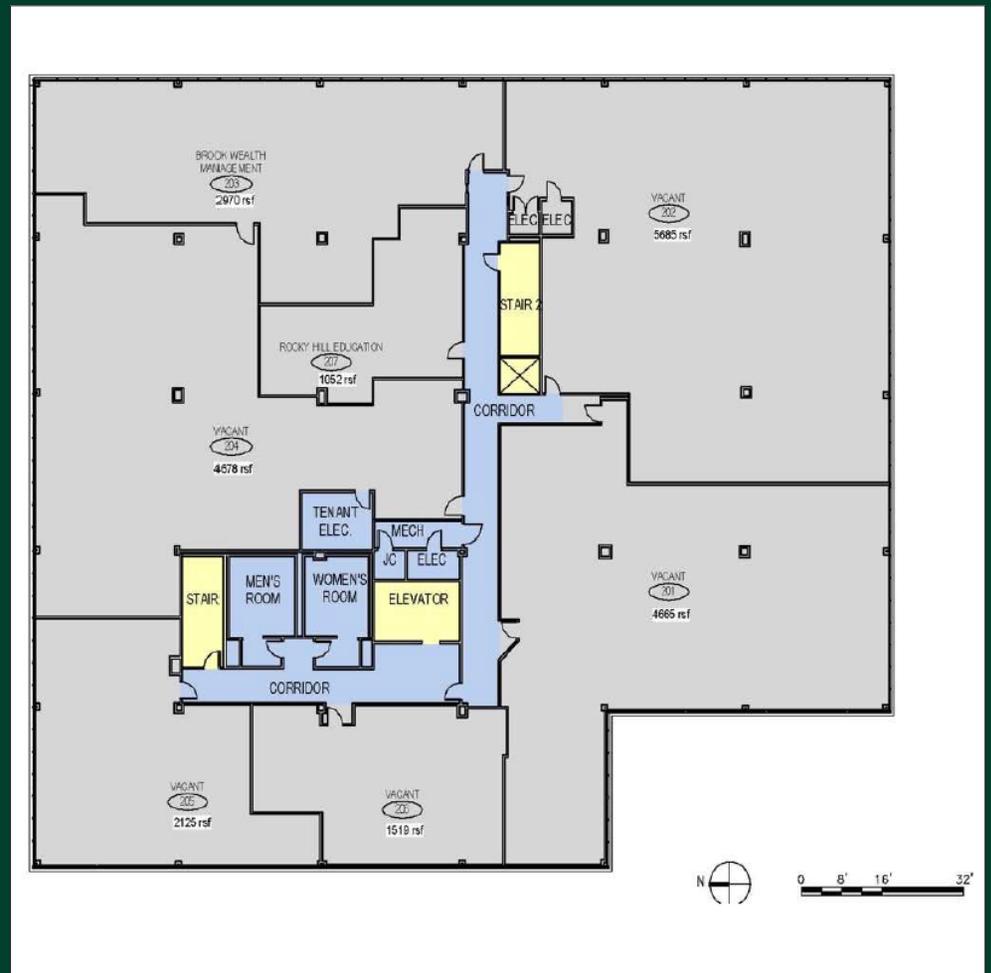
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1st Floor



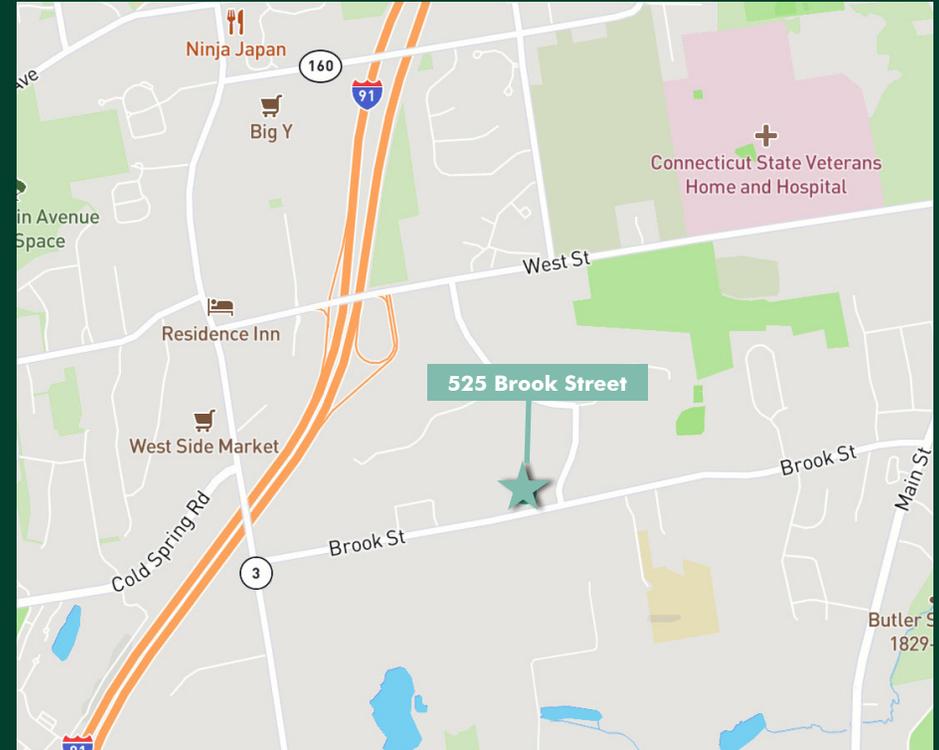
2nd Floor



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Contact Us

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