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Commercial Firms in U.S.



HERALD SQUARE DIALYSIS

# FOR SUBLEASE

1 Herald Square, New Britain, CT 06051

6,500± SF OFFICE SPACE AVAILABLE

LEASE RATE \$17/SF FULL SERVICE GROSS

## HIGHLIGHTS

- 2<sup>nd</sup> Floor Office
- Ideal for Educational, Vocational, or Workforce Training Operations
- Elevator
- Located on Bus Line
- Fully Built-Out Office space with large classrooms/conference rooms
- 14 Private Offices
- Off Rt. 9 with visibility from Elm Street
- Sublease expires 12/31/2029

## CONTACTS

**Kyleigh Caron**

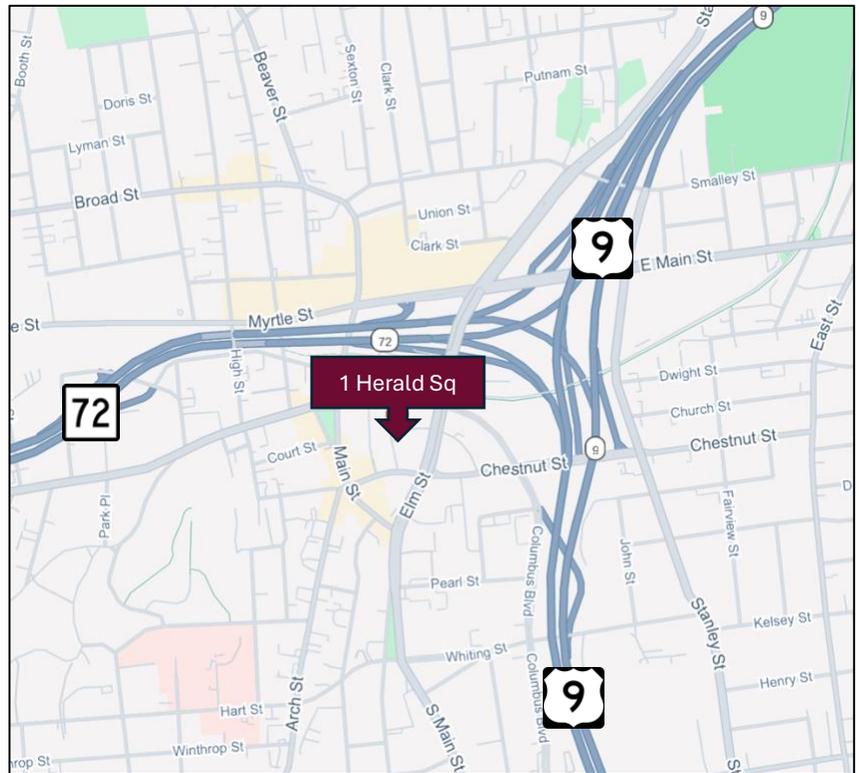
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### BUILDING INFORMATION

**GROSS BLD. AREA:** 32,709± SF

**AVAILABLE AREA:** 6,500± SF on 2<sup>nd</sup> floor

**CONSTRUCTION:** Brick, Masonry

**ROOF TYPE:** Flat, Tar & Gravel/Rubber

**YEAR BUILT:** 1978, Renovated 2015

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central AC

**HEAT:** Central

**SPRINKLERED:** Yes

**ELEVATOR:** Yes – 2 Elevators

### SITE INFORMATION

**SITE AREA:** 2.19± Acres

**ZONING:** CBD

**PARKING:** 103 Spaces (3.15/1000)

**SIGNAGE:** Directory

**HWY ACCESS:** Rt. 9, Rt. 72

### UTILITIES

**SEWER/WATER:** Public

**GAS:** TBD

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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