

# CLASS A OFFICE SPACE FOR SUBLEASE PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109



## PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 19,145 square feet of Class A office space for sublease at 100 Great Meadow Road, Wethersfield, CT.

## PROPERTY HIGHLIGHTS

- Fully-furnished space
- Potentially sub-dividable
- On-site shared conference facilities
- On-site restaurant
- On-site property management
- Views of the Connecticut River
- Less than one mile from Old Wethersfield

## OFFERING SUMMARY

Lease Rate:	\$15.00/SF Full Service
Available SF:	19,145 SF
Building Size:	175,694 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	80	319	1,369
Total Population	206	755	3,206
Average HH Income	\$163,379	\$148,470	\$142,374

**LARRY LEVERE, SIOR**

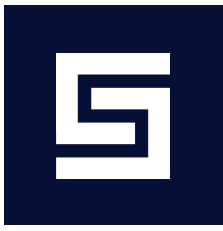
860.690.0447

levere@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# CLASS A OFFICE SPACE FOR SUBLEASE

## PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109



**\$15.00/SF Full Service**

### BUILDING SPECIFICATIONS

Building Size	175,694 SF
Available Space	19,145 SF
Ceiling Height	9
Year Built	1985
Stories	7

### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Electric
Lighting	Flourescent
Water/Sewer Company	MDC
Electric Company	Eversource

### LAND

Lot Size	9.03 acres
Parking	4/1,000
Zoning	BP

### TAXES

Tax PSF	\$4.25 SF
Year Assessed	2024
Mill Rate	43.22



LARRY LEVERE, SIOR  
860.690.0447  
levere@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

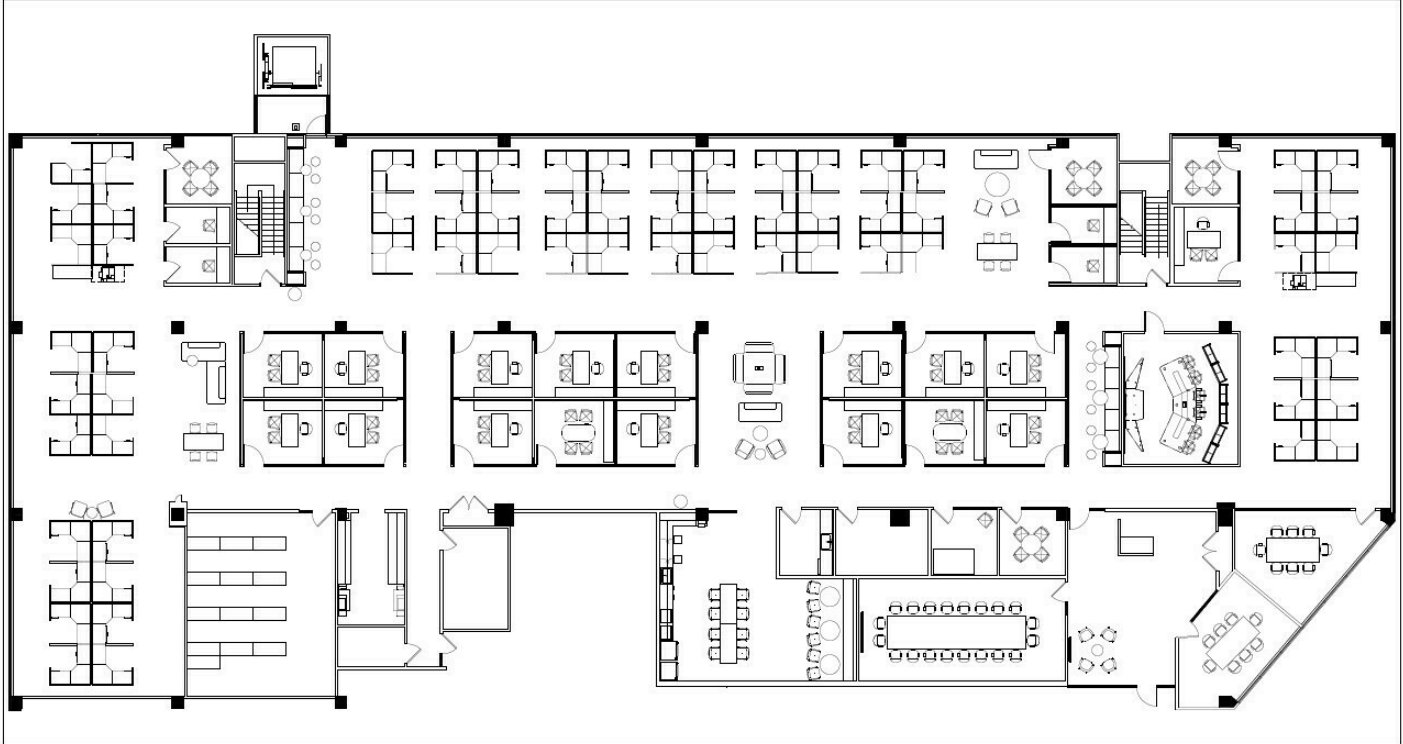
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# CLASS A OFFICE SPACE FOR SUBLEASE

## PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109



11/10/2022  
SIZE 'D' 36X24



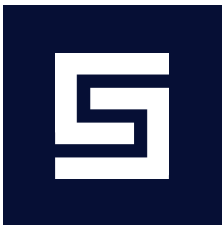
Wethersfield

LARRY LEVERE, SIOR  
860.690.0447  
levere@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

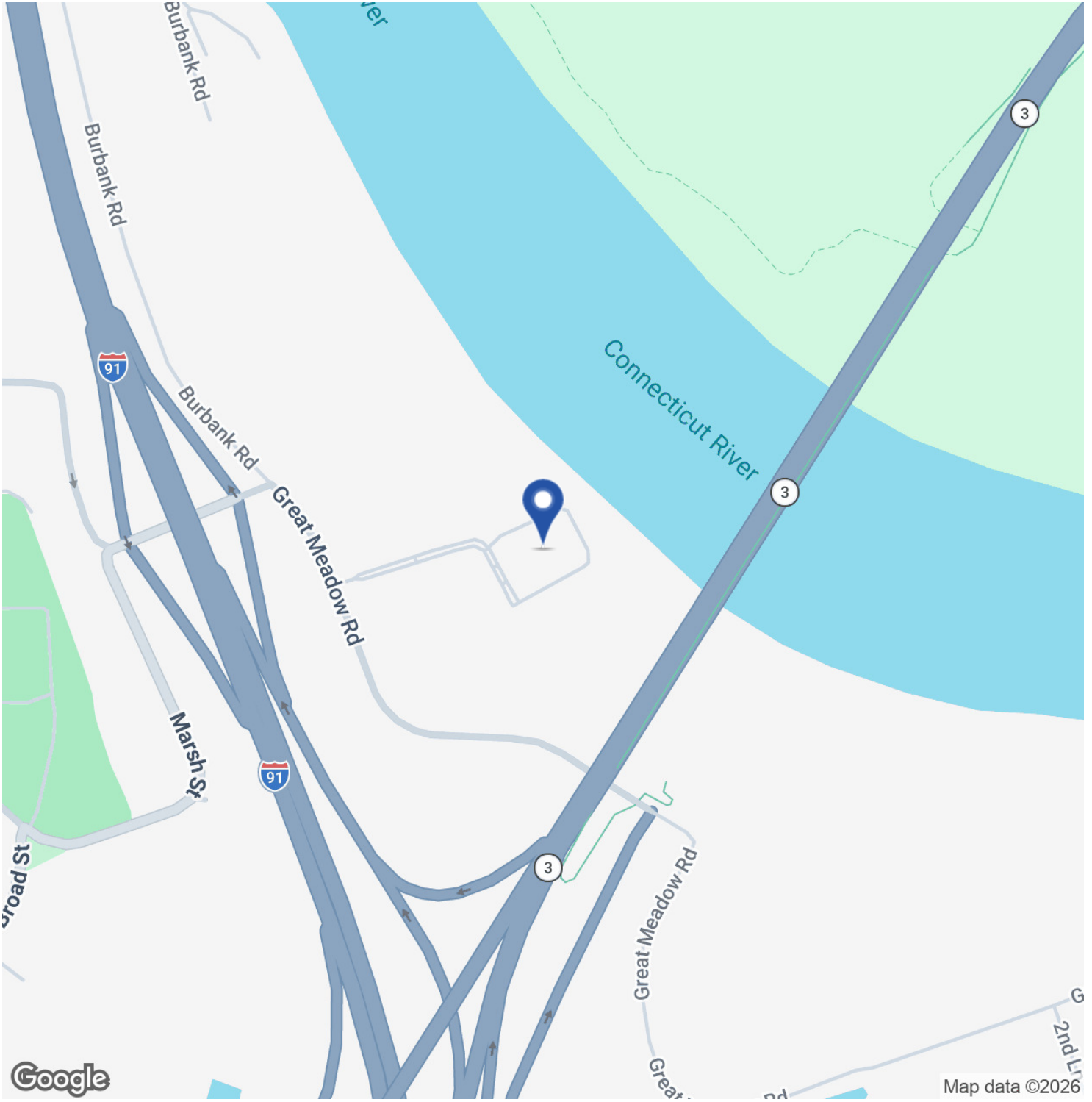
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# CLASS A OFFICE SPACE FOR SUBLEASE

## PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109

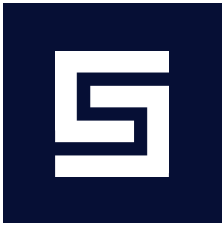


LARRY LEVERE, SIOR  
860.690.0447  
levere@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# CLASS A OFFICE SPACE FOR SUBLEASE

## PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109

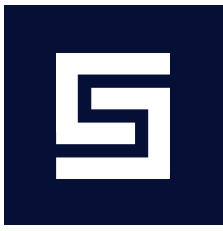


LARRY LEVERE, SIOR  
860.690.0447  
[levere@sentrycommercial.com](mailto:levere@sentrycommercial.com)



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

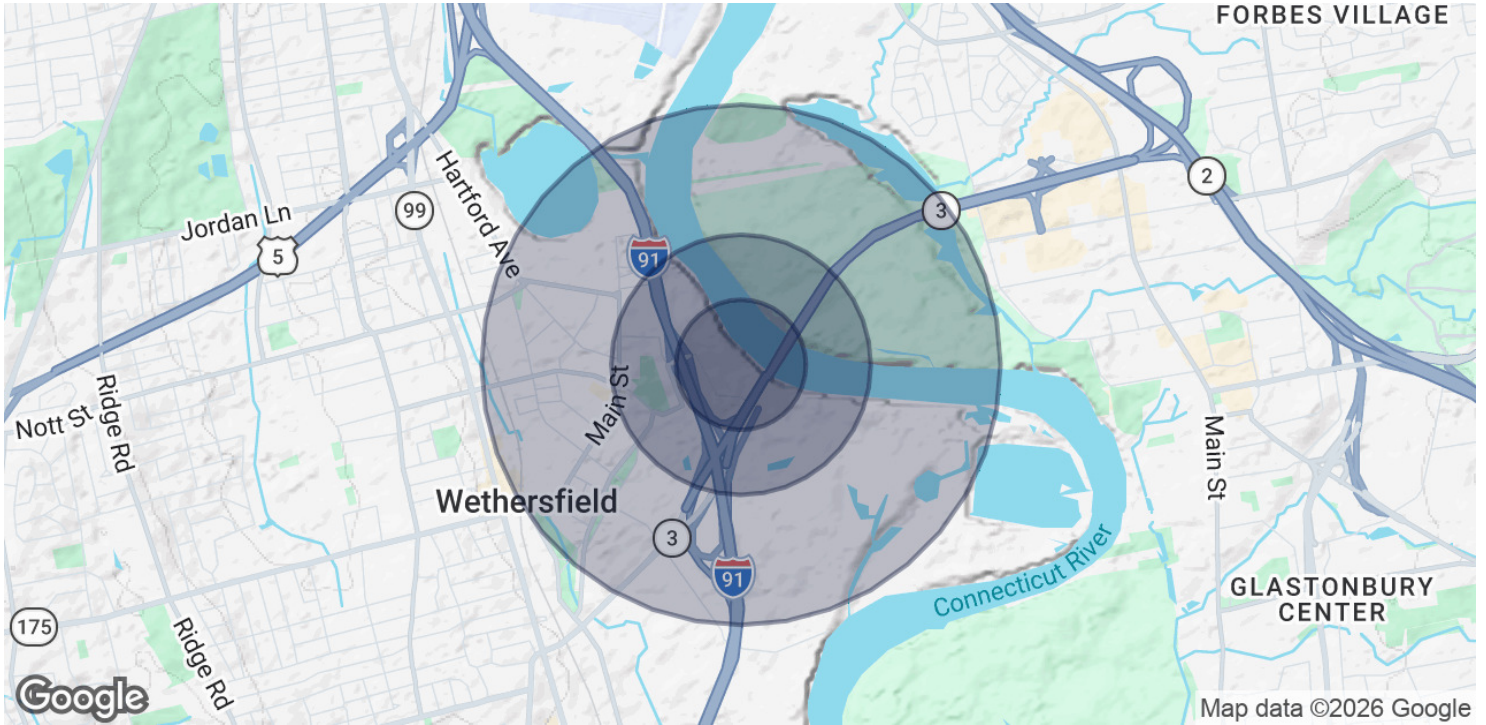
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# CLASS A OFFICE SPACE FOR SUBLEASE

## PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	206	755	3,206
Average Age	44.3	47.1	46.8
Average Age (Male)	43.0	44.3	44.1
Average Age (Female)	44.8	47.6	47.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	80	319	1,369
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$163,379	\$148,470	\$142,374
Average House Value	\$365,872	\$342,708	\$327,937

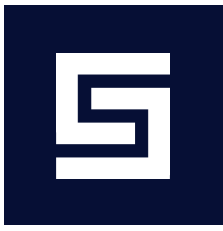
2023 American Community Survey (ACS)

LARRY LEVERE, SIOR  
860.690.0447  
levere@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# CLASS A OFFICE SPACE FOR SUBLEASE

## PUTNAM PARK

100 GREAT MEADOW ROAD | WETHERSFIELD, CT 06109



**LARRY LEVERE, SDR**

Office Specialist

**Cell:** 860.690.0447

[levere@sentrycommercial.com](mailto:levere@sentrycommercial.com)

**LARRY LEVERE, SDR**  
**860.690.0447**  
[levere@sentrycommercial.com](mailto:levere@sentrycommercial.com)



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.