

ONLY 2 SUITES LEFT
GORGEOUS OFFICE SPACES
WITH
CUSTOM BUILDOUTS!

PROFESSIONAL OFFICE / SERVICE SUITES FOR LEASE

244 & 248 Main Street, Farmington, CT

248 Main St, Farmington, CT 06032

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PROPERTY SUMMARY

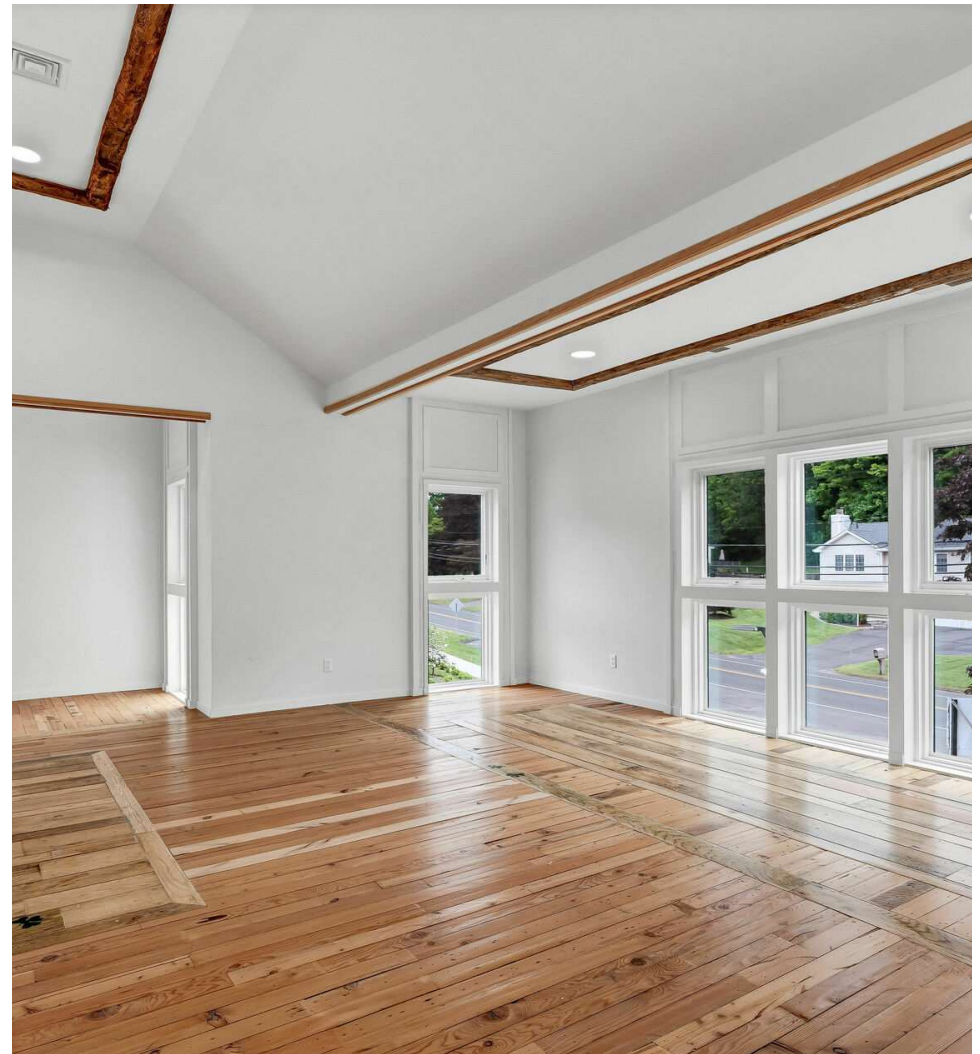
244 - 248 MAIN ST, FARMINGTON, CT 06032

Building Name	248 Main Street
Property Type	Mixed Office and Service
Property Subtype	Office Building
Building Size	4,416 SF
Year Built	2022
Number of Floors	2
Asking Rent	Ranging from \$1,900 to \$2,100/Month Modified Gross

Only two suites remain available at 248 Main Street.

The same builder who redeveloped the adjacent 240 Main Street with many custom Class A appointments has completed the adjacent project. 244 and 248 Main Street set a higher bar, yet remain in character with the neighboring properties. Vastly improved fenestration delivers lots of light and great vibrancy into each space. Both 244 and 248 Main feature all new mechanicals and technology, maximizing efficiency and security for tenants. Buildouts can be customized to suit a wide variety of professional office and service needs.

The parking lots at 240 and 244-248 Main are connected for convenience and to help enhance the village ambiance. Each building has two floors of leasable space, and each space includes its own bathroom.



Brand New Modern Office Buildouts with Rustic Touches, Customized to Suit

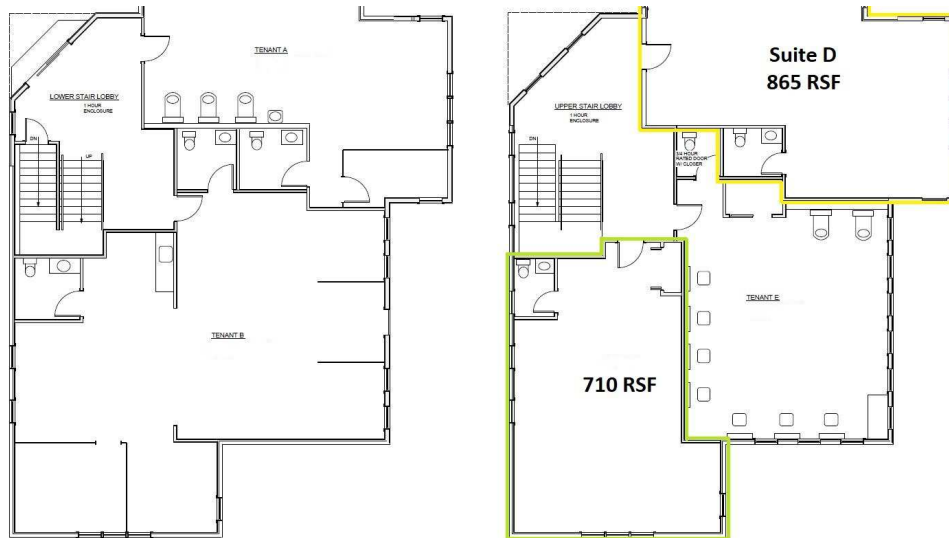


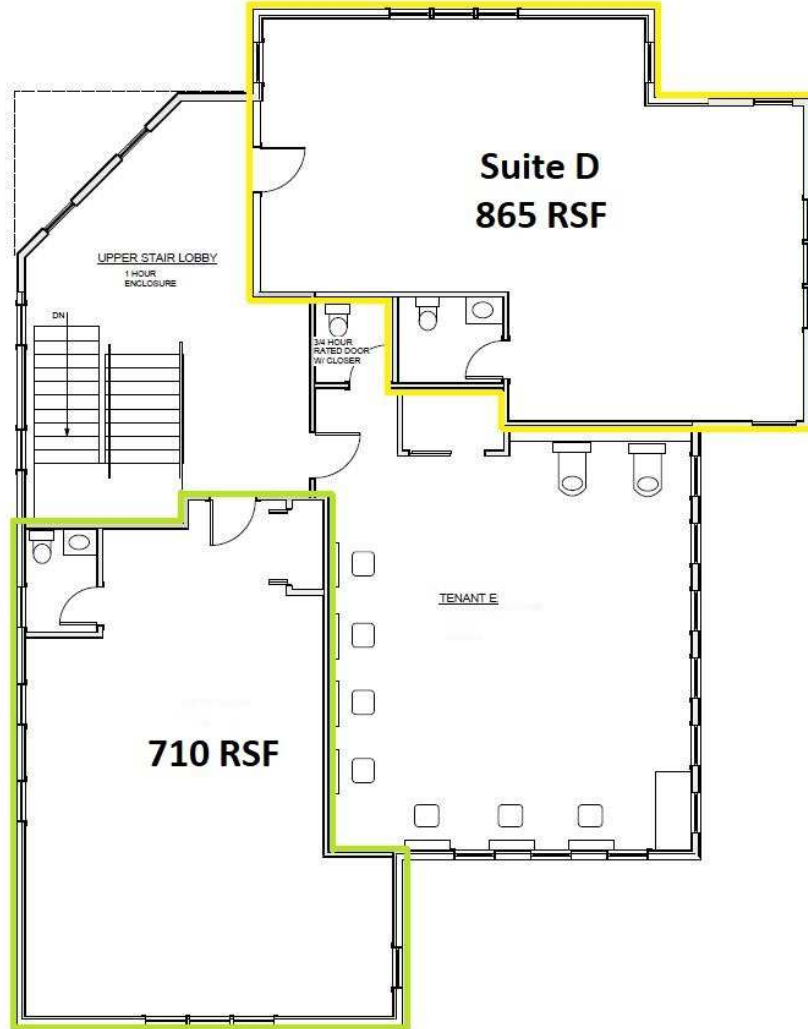
LOCATION INFORMATION

Building Name(s)	240, 244 and 248 Main Street
Vacancies' Street Addresses	248 Main Street
City, State, Zip	Farmington, CT 06032
County	Hartford
Sub-market	Hartford West

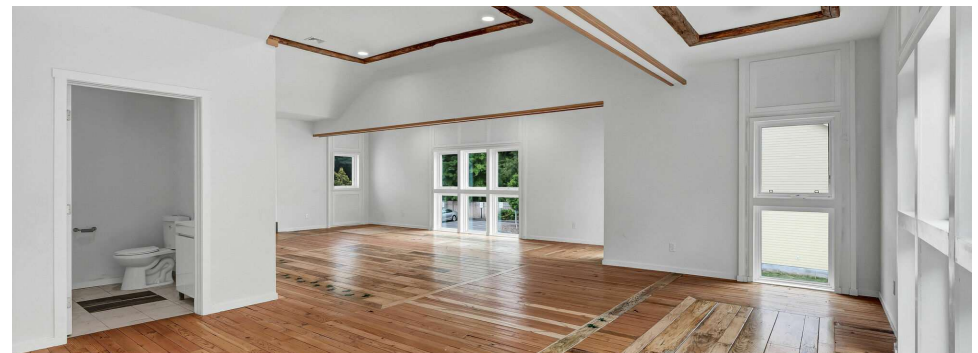
PROPERTY HIGHLIGHTS

- 12,000+ cars per day (ADT)
- Customizable floorplans with exceptional build quality
- Modern security technology and highly efficient mechanicals
- Developed and built by local owner/manager, well-above standard specs
- Separately metered electric, separate heat and air-conditioning per suite
- Well-insulated to maintain quiet interior environment
- Spacious in-suite bathrooms
- Basement storage available
- Over 12,000 Cars per Day
- Numerous nearby shops and restaurants





2 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"



**CONVENIENT TO AREA BUSINESSES
AND AMENITIES**

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