

# 11 PROFESSIONAL PARK RD., MANSFIELD, CT

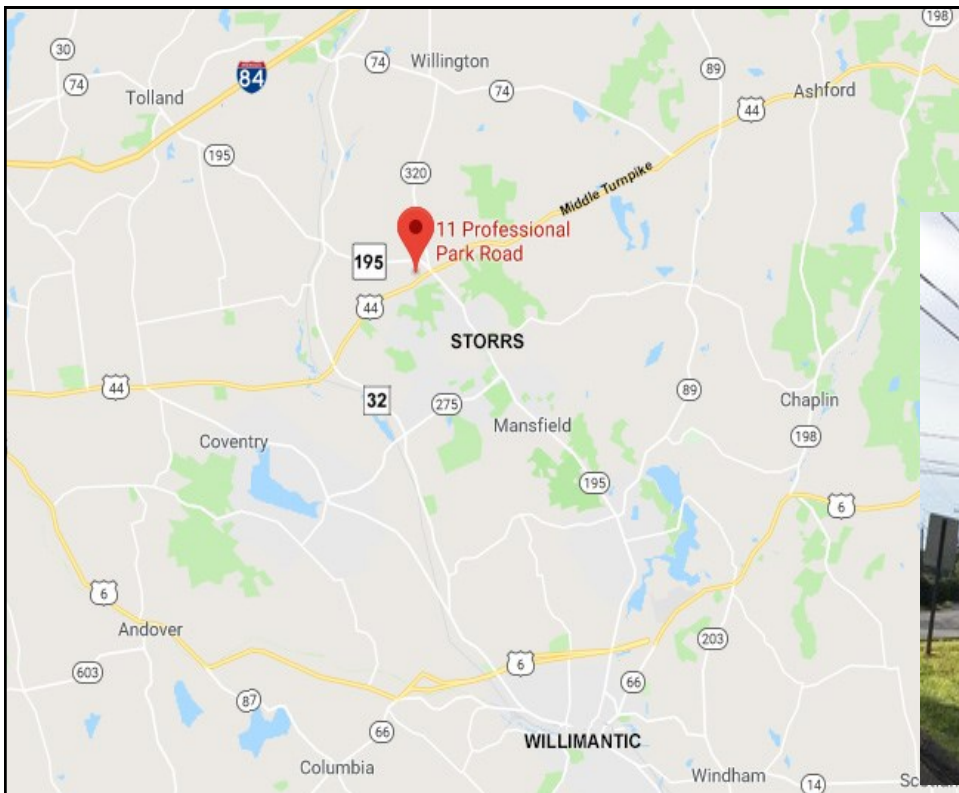
## Office Space Available Near UCONN, Storrs



### FOR LEASE

**\$20/SF+ NNN, (Vanilla Box)**

- ⇒ Near intersection for Routes 195 & 44
- ⇒ At 4 way lighted intersection of Professional Park & Route 44. Across from the main entrance of UCONN
- ⇒ Newly Renovated
- ⇒ 9,000 Total SF to be built out
- ⇒ 4,500 SF per floor
- ⇒ 2 Floors w/3 Stop Elevator
- ⇒ 2 Handicapped bathrooms per floor
- ⇒ Traffic Count: 7,400
- ⇒ Frontage: 150 Ft.



# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

**Main Office:**  
1160 Boston Post Rd.  
Westbrook, CT 06498  
**Mailing Address:**  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 Office  
[ronl@lymanre.com](mailto:ronl@lymanre.com)



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,766	22,942	37,334
Total Households	734	4,583	10,080
Average Household Income	\$58,155	\$79,033	\$98,780

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

