



# ONE ORANGE WAY

WINDSOR, HARTFORD COUNTY, CONNECTICUT



**PREMIERE ±470,000 SF TROPHY OFFICE CAMPUS**  
**UNIQUE OWNER/USER OPPORTUNITY**  
**RARE MIXED-USE DEVELOPMENT OPPORTUNITY**



**Jones Lang LaSalle Americas, Inc. (“JLL”)**, a licensed real estate broker, is pleased to exclusively offer a partial sale-leaseback opportunity of **One Orange Way (the “Property”)**, Windsor, Hartford County, Connecticut. Totalling ±470,000 RSF, the Property is a Class A office campus that currently serves as the Retirement Services Headquarters for Voya Financial. Upon sale, Voya Financial (“Voya”) intends to downsize and leaseback a portion of the space on a full service gross basis with a base year for Operating Expenses and Real Estate Taxes. Voya (Moody’s: Baa2) is a leading retirement, investment and employee benefits company providing complementary solutions to improve the financial outcomes of its 14.3 million customers, workplace participants and institutions.

- Originally constructed in 2007 for Voya Financial (formerly ING) for owner-occupancy, it has been **meticulously maintained to date as the market’s best-in-class office product**.
- Totalling \$100 million in construction costs, the campus boasts **plentiful amenities including a full-service cafeteria, fitness center, meeting rooms, outdoor patio dining, walking path and 24/7 building security**.
- **Unique opportunity for a user to acquire a premiere/trophy/best-in-class suburban corporate HQ campus** at well below replacement cost.
- Robust infrastructure includes **full building back-up generator with two service feeds**.
- Convenient location **just 1.5 miles off I-91 at Exit 38** surrounded by nearby hotels, restaurants, and recreation.
- **Sufficient land to support additional development** (i.e. medical office, residential, light industrial or warehouse) at the Marshall Phelps entrance. In addition, existing industrial zoning allows for a rare redevelopment opportunity with options for corporate office, medical office, residential and/or industrial development.
- Notable corporate users/tenants in the submarket include **Amazon, The Hartford, Travelers, Cigna, Home Depot, Home Goods, Niagara Bottling, Trader Joe’s, and Eversource**.

**76.86**

TOTAL ACRES

**±85,000 SF**

PROPOSED LEASEBACK

**2007**

YEAR BUILT



# Property Summary

## PROPERTY ADDRESS

One Orange Way  
Windsor, Hartford County, Connecticut 06095

## LOT SIZE

76.86 Acres

## SQUARE FOOTAGE

±470,000 RSF

## NUMBER OF BUILDINGS

1 (A, B and C Pods)

## STORIES

4

## YEAR BUILT

2007

## ZONING

I – Industrial

## PARKING

2,202 Surface Spaces (4.70 per 1,000 SF)

## PROPOSED LEASEBACK

±85,000 SF SF; 10-Year Term

Full Service Gross + Base Year Expense Stop  
Suites A1, B1, B2, A2

Plus 10,000 SF of Lower Level Storage Space

## FINANCING

The Property is being delivered free and clear of any mortgage financing. The JLL debt team has fully underwritten this asset and is available for consultation.



# Investment Highlights

## Exceptional Quality Asset

- Corporate ownership and facility management has meticulously maintained the Property since its \$100 million construction in 2007.
- Ample amenities including a full-service cafeteria, fitness center, meeting rooms, outdoor patio dining, walking path, and 24/7 building security.

## Unique Owner/User Opportunity

- HQ Plug & Play – All high end existing furniture is included in the sale of the asset as well as robust existing infrastructure.
- The Town of Windsor is a business friendly municipality and a proven corporate location with access to a highly skilled and educated workforce.
- Ability to join the long list of well-known corporations with a large presence in Windsor including The Hartford, Amazon, Voya, Travelers, Cigna, GE, Waste Management, Aflac, and Eversource.

## Strong Value Proposition

- Upon sale, Voya intends to lease back ±85,000 square feet offering significant value-add potential through lease-up of approximately 80% of the Property's GLA.
- Well-maintained, best-in-class asset with no necessary near-term maintenance alleviating concerns of future capital costs for a future investor or owner/user.

## Expansive Transportation Connectivity

- Strategically located just off I-91 at Exit 38, offering easy access to New England and New York.
- Windsor is readily accessible to various distribution hubs such as Boston (105 miles), which is accessible via I-91, I-84, and I-90, and New York City (125 miles), which is accessible via I-91, I-84 and/or CT-15.
- Bradley International Airport, located less than 5 miles away from the Property, is developing a new 1.4M SF ground transportation center totaling \$210M in construction cost, which is scheduled to be delivered in 2022. This initiative is part of a 20-year, \$1.4 billion master plan to accommodate the Airport's growing passenger population which saw 4.6M passengers in 2021.

## Rare 76 Acre Mixed-Use Redevelopment Opportunity & Additional Development Land

- Centrally located just off Day Hill Road, this 76 acre site is primed for a mixed-use redevelopment with all infrastructure, public utilities, traffic signals, and access roads in place.
- Approximately 10 acres of sufficient land to support additional development (i.e. medical office, residential, light industrial or warehouse) at the Marshall Phelps entrance.
- Ideally located within the rapidly expanding Hartford County industrial market which boasts strong rent growth and minimal vacancy.
- Additional value creation through a mixed use redevelopment concept on a Subject-To basis providing the opportunity to feature multi-housing, townhomes, retail, industrial and/or office on the site.



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