

# ±7,000 - 28,000 SF

195 Scott Swamp Road  
Farmington, Connecticut

## Move-In Ready Class A Office Space Available at an Unbelievable Price

CBRE is pleased to offer for sublease move-in ready, Class A office space at 195 Scott Swamp Road in Farmington. Up to ±28,000 SF is available, with approximately 21,000 SF on the second floor, in addition to a separately demised suite on the first floor that can accommodate users for approximately 7,000 SF. The second floor suite is modernly appointed with high-end finishes and includes existing FF&E of 112 work stations, 17 private offices, reception area, kitchen/cafe, open collaborative space, 3 conference rooms and 2 technology rooms. The first floor suite is located across from the main lobby and offers a separate rear entrance and immediate access to building amenities including a fitness center with showers and lockers and an all-purpose meeting area with “grab and go” cafe.

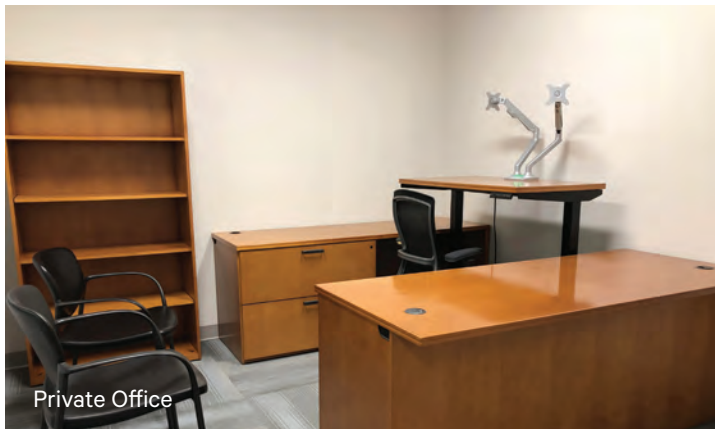
195 Scott Swamp Road is conveniently located on Route 6 in Farmington, Connecticut. The available sublease space is being offered at an unbelievably low rate of \$15.00/SF full-service, gross, expiring 4/30/2028.



±7,000 SF - 28,000 SF Available

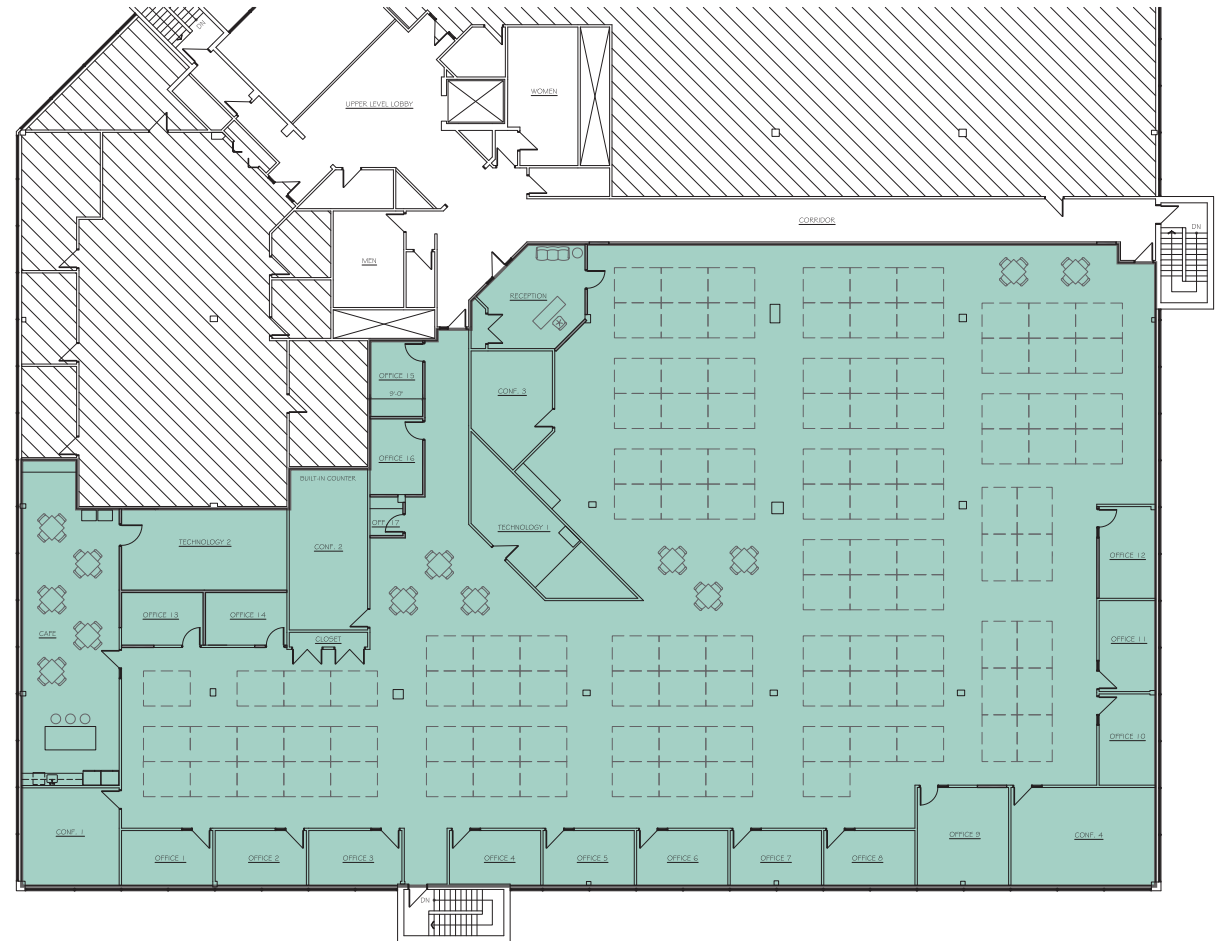
195 Scott Swamp Road | Farmington, Connecticut

For Sublease



## Second Floor Plan

21,138 SF Available



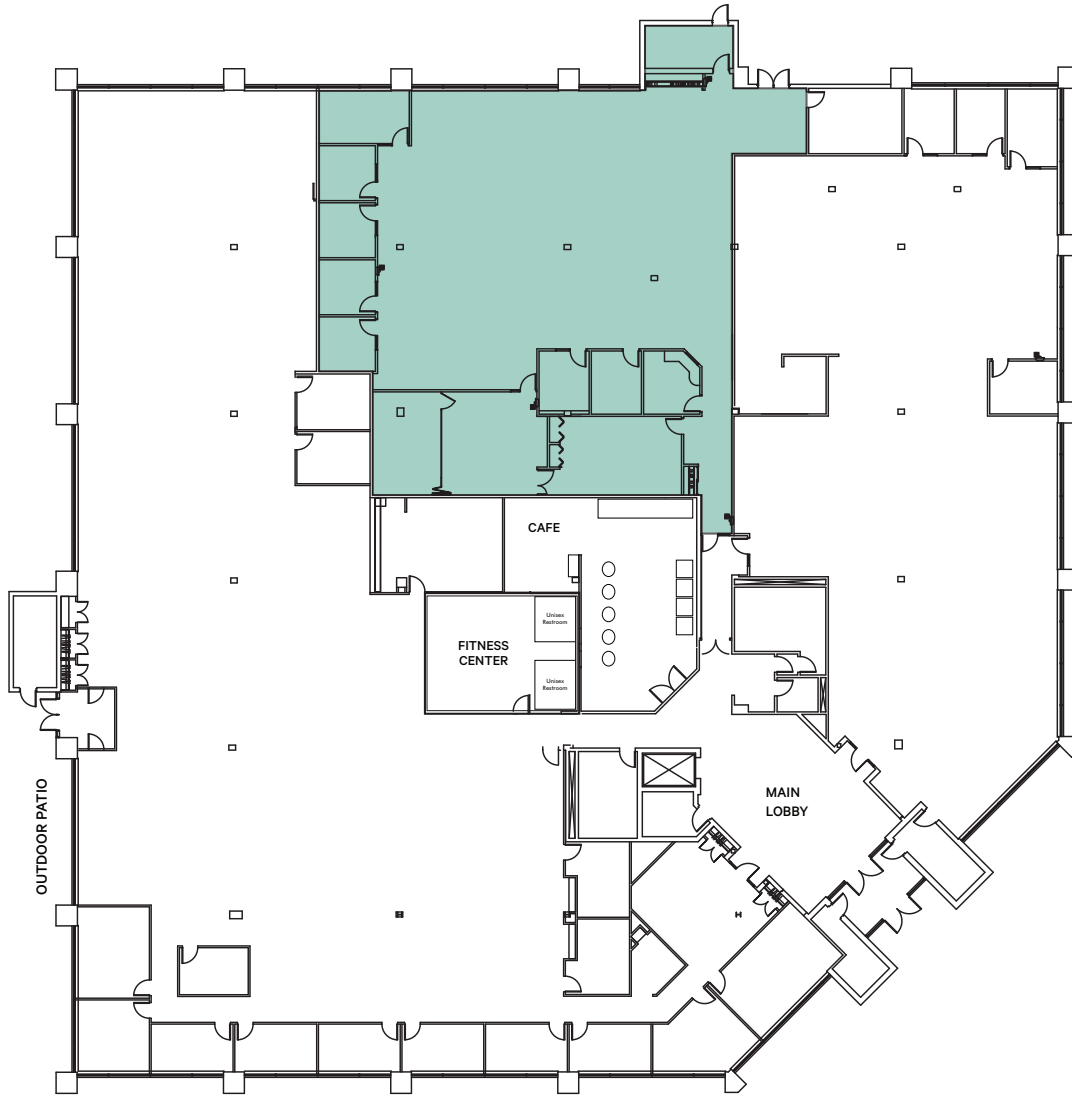
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For Sublease

## First Floor Plan

±7,000 SF Available



### Sublease Highlights

- + Quiet, suburban campus setting in Class A business park
- + Modern, high-quality office space
- + Can accommodate users ranging from ±7,000 SF to ±21,000 SF
- + All existing FF&E available
- + Updated common areas and new building amenities include fitness center and “grab and go” cafe
- + Convenient access to I-84 at Exit 39
- + Above-standard 5.5/1,000 on-site parking ratio
- + **Immediately available through 4/30/2028**

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For Sublease

## Excellent Farmington Location

195 Scott Swamp Road is conveniently located in a quiet, park-like campus setting along Route 6 (Scott Swamp Road), less than five miles from Interstate 84. Nearby amenities include Farmington Sports Arena, Yankee Fitness, Five-Guys, the Galleria restaurant, Walmart, Cumberland Farms, and Shop-Rite. Prominent corporate neighbors include Allied Worldwide Assurance Co., Mott Corp., Connecticare, EBM Pabst, Trumpf, AIG, Entercom (CBS Media) and Otis, as well as Tunxis Community College.

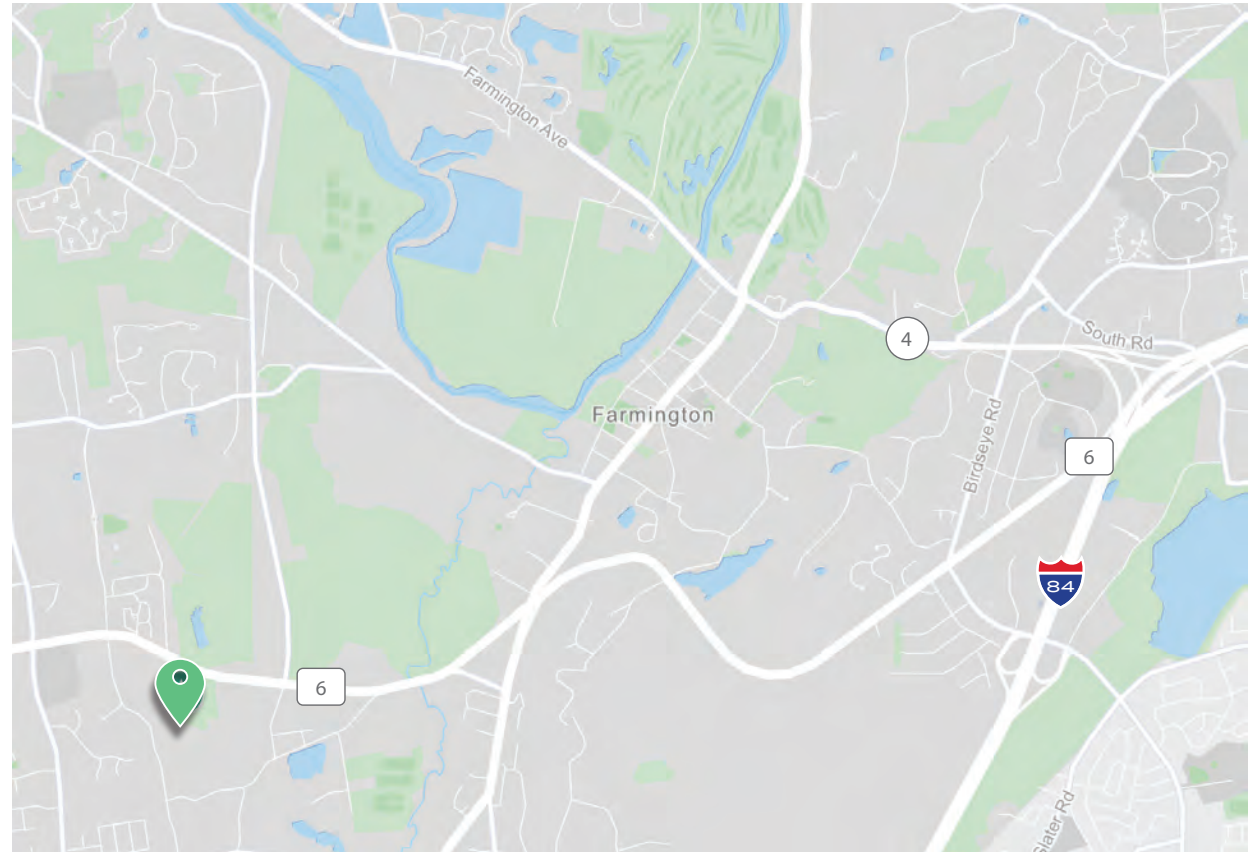
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