

FOR LEASE | 6,432 SF MULTI-SPECIALTY OFFICE BUILDING
FULL OR PARTIAL OCCUPANCY AVAILABLE | BUILT TO SUIT | 400 SF MIN.

233 ROUTE 6, COLUMBIA, CT 06237

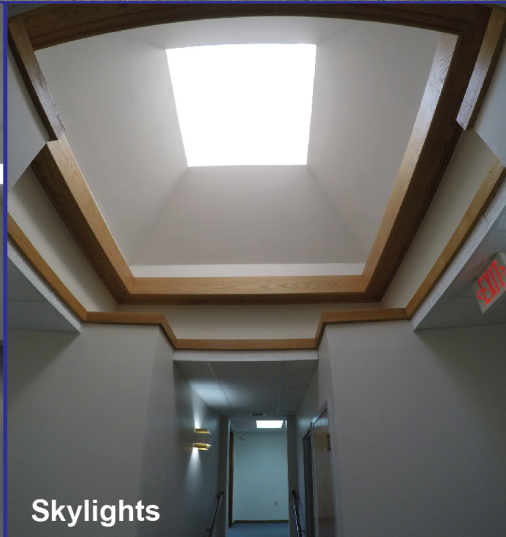
CONTACT KRISTINA AT 860-942-1277 FOR RATES & DETAILS



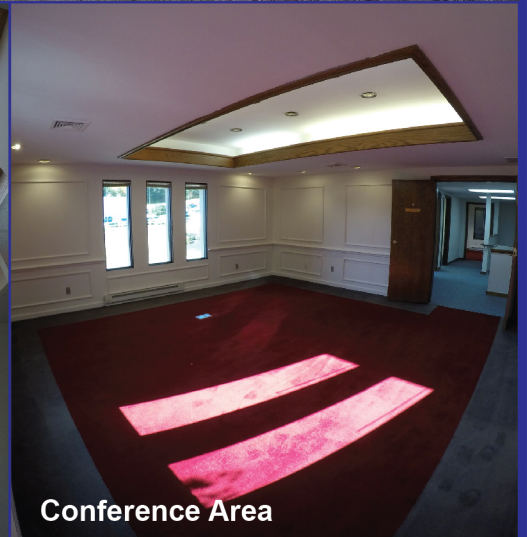
Front of Property



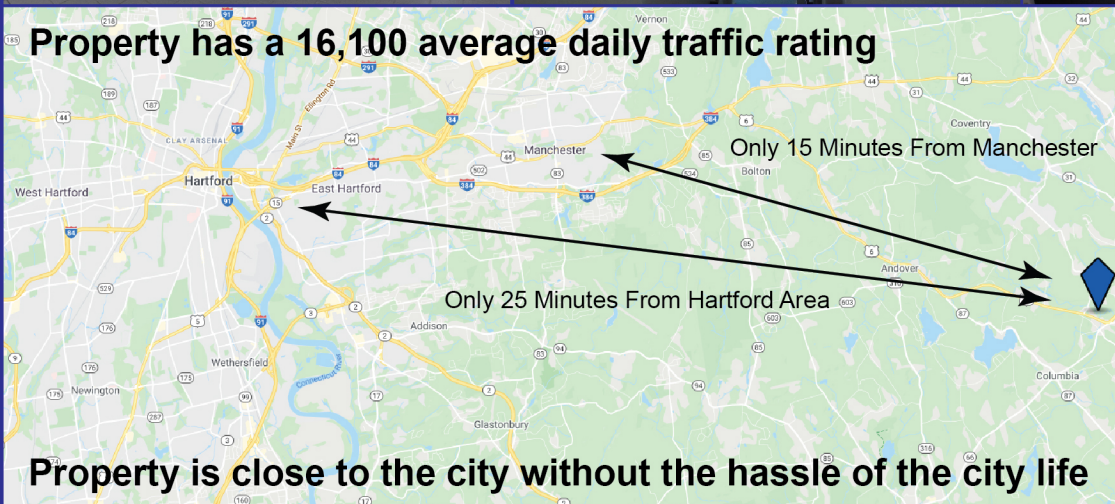
Lobby Area



Skylights



Conference Area



Property Highlights

- Multi-Specialty Professional Office Building
- 18 Rooms
- Fits 17 - 52 People
- Flexible Office Build
- Partitioned Offices
- Shared Amenities
- Kitchen
- Reception Area
- Skylights & Natural Light
- Ample Free Parking
- Central Heat & A/C
- Landscaping
- Snow Removal

For more information contact:

Kristina Smith | 860-942-1277 | valleystreetinvestments@gmail.com

Scan the QR code with your smart phone to view a walk-through video of this property



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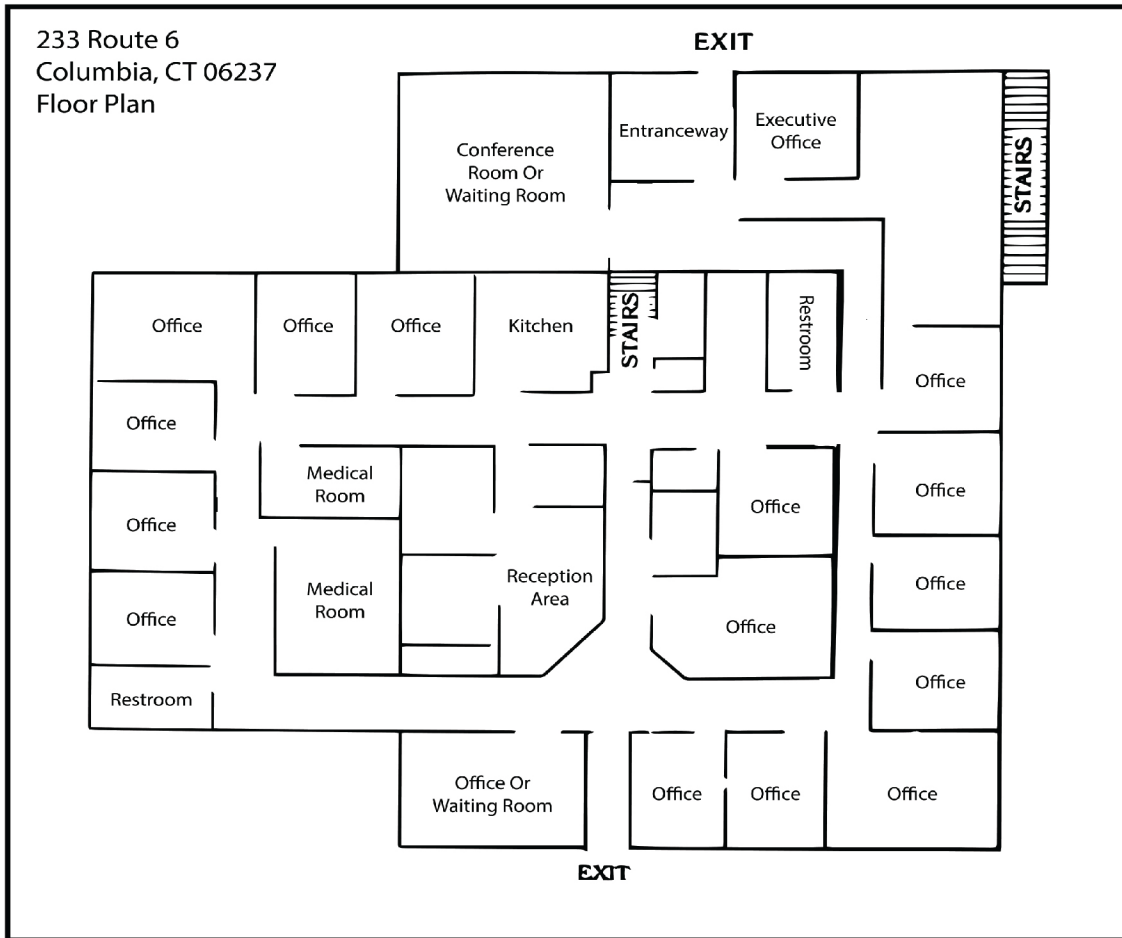


Parcel is located in a CM-1 Zone (Commercial / Manufacturing Zone)

1. Business and professional offices (for example: realtor, insurance, medical and health services, physical therapy, accounting, financial advisor, legal).
2. Banking Institution with no drive-thru window.
3. Personal services (for example: hair salon, barber, shoe repair, tailor and drop off/pick up laundry and dry cleaning, tattoo shop, nail salon, day spa).
4. Retail facilities.
5. Restaurants and restaurant alcohol sales.
6. Private schools of self-defense, music, dance, and similar uses.
7. Museum, gallery, studio, art lessons.
8. Indoor recreation.
9. Veterinary office.

*Some uses require a site plan review or a special permit (public hearing required).

Temporary or Permanent Office Space Available Build to Suit



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- Fits 17 - 52 People
- Flexible Office Build
- Partitioned Offices
- Shared Amenities
- Kitchen
- Reception Area
- Skylights & Natural Light
- Ample Free Parking
- Central Heat & A/C



Reception Area



Office



Large Parking Lot



Storage Cabinets

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