

CORPORATE RIDGE

ROCKY HILL, CONNECTICUT



Home

KS PARTNERS



About



Experience

CORPORATE RIDGE



Location / Access



Amenities



Site Plan



55
Capital
Boulevard



175
Capital
Boulevard



500
Enterprise
Drive

For more information:

ROBERT KELLY
Executive Director
(860) 616-1444
bob.kelly@cushwake.com

A licensed salesperson in CT. Licensee affiliated
with Cushman & Wakefield of Connecticut, Inc.

OFFICE SUITES
FOR LEASE



55 CAPITAL BOULEVARD



175 CAPITAL BOULEVARD



500 ENTERPRISE DRIVE

KS Partners owned & managed

CUSHMAN & WAKEFIELD

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About



KS Partners

owned & managed

**Owens and manages over 4M SF
in the Northeast**

- **STRONG REPUTATION**
- **LOCAL ROOTS**
- **WELL CAPITALIZED**
- **ON-SITE MANAGEMENT / HANDS-ON APPROACH**

KS Partners, LLC., a real estate investment & development company, owns and operates commercial property located in the northeastern United States. With offices in New York, Connecticut and Massachusetts, the KS Partners approach is to utilize the vast real estate experience of its management team in developing, operating, and maintaining properties while leveraging local knowledge and relationships to help create value in all of their investments.

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LISTENING

- We're here to help plan your company's future
- We value and encourage interactions with our management team and other tenants

CUSTOMER SERVICE

- Our facilities and maintenance team consists of on-site property manager and building technicians
- Our leasing team is here to help you through changes in your company's occupancy needs

LEASING & LEGAL

- Cushman & Wakefield brokerage team brings over 30 years of experience to the leasing process
- KS Partners leasing team consists of 3 individuals with over 50 years of combined experience to help you ensure a smooth and consistent process
- Saul Ewing and their team of 20 attorneys work around the clock to turn around lease comments

CONSTRUCTION

- Planning starts from the letter of intent
- Development of space plans and CDs
- Indemnification Agreements help expedite product delivery
- Regular communication relaying status updates and target delivery dates
- KS Partners construction crew starts with our director of construction to our team of general contractors or the in-house construction management team

MANAGEMENT

- Move-in meeting occurs before occupancy to deliver the welcome package and introduce management team
- KS Partners property management team provides on-site oversight

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Highly Accessible

Prominently Located

EXCELLENT DRIVE TIMES ARRIVE AT YOUR DESTINATION IN MINUTES...



BRADLEY HARTFORD AIRPORT

30 MINUTES



ROUTE 3 CONNECTOR

15 MINUTES



ROUTE 9

5 MINUTES



ROUTE 691

10 MINUTES

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Full Service Cafeteria

Exterior Patio

Game Room/Lounge

Fitness Center

Conference Center

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FULL-SERVICE CAFETERIA

- Full service cafeteria
- Lunch/breakfast
- Seating for 150
- Flat screen TV's
- After-hours company functions

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EXTERIOR PATIO

- Office Courtyard
- Multiple seating options
- Pleasant outdoor environment
- Professionally designed
 - LED lighting
 - Greenwall
 - New pavers

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GAME ROOM/LOUNGE

- Relax and Unwind
 - Casual seating area
 - Foosball table
 - Ping Pong Table
 - Air Hockey

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FITNESS CENTER

- Newly designed Fitness Center
- Full body workout equipment
 - Aerobic
 - Free weights
 - Cross fit equipment
- Upgraded finishes
 - Exposed ceiling
 - LED lighting
 - Flat Screen TVs
- Large lockers/showers

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CONFERENCE CENTER

- 1,000 SF of dedicated conference space
- Moveable furniture for multiple seating arrangements
- Flat screen monitors
- A/V connectivity
- Break room

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EXIT 23

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55 CAPITAL BLVD.

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55 CAPITAL BOULEVARD

TOTAL SF	110,000	SF
PARKING RATIO	4.8/1,000	SF

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TOTAL SF	91,500 SF
PARKING RATIO	4.8/1,000 SF

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TOTAL SF	305,000 SF
PARKING RATIO	4.8/1,000 SF

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