

# CORPORATE RIDGE

ROCKY HILL, CONNECTICUT



Home

## OFFICE SUITES FOR LEASE

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](mailto:bob.kelly@cushwake.com)

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

500 ENTERPRISE DRIVE

**KS Partners** owned & managed

 **CUSHMAN & WAKEFIELD**

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About



# KS Partners<sup>owned & managed</sup>

Owns 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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Experience



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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

### 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

### 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

### MANAGEMENT

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

### 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

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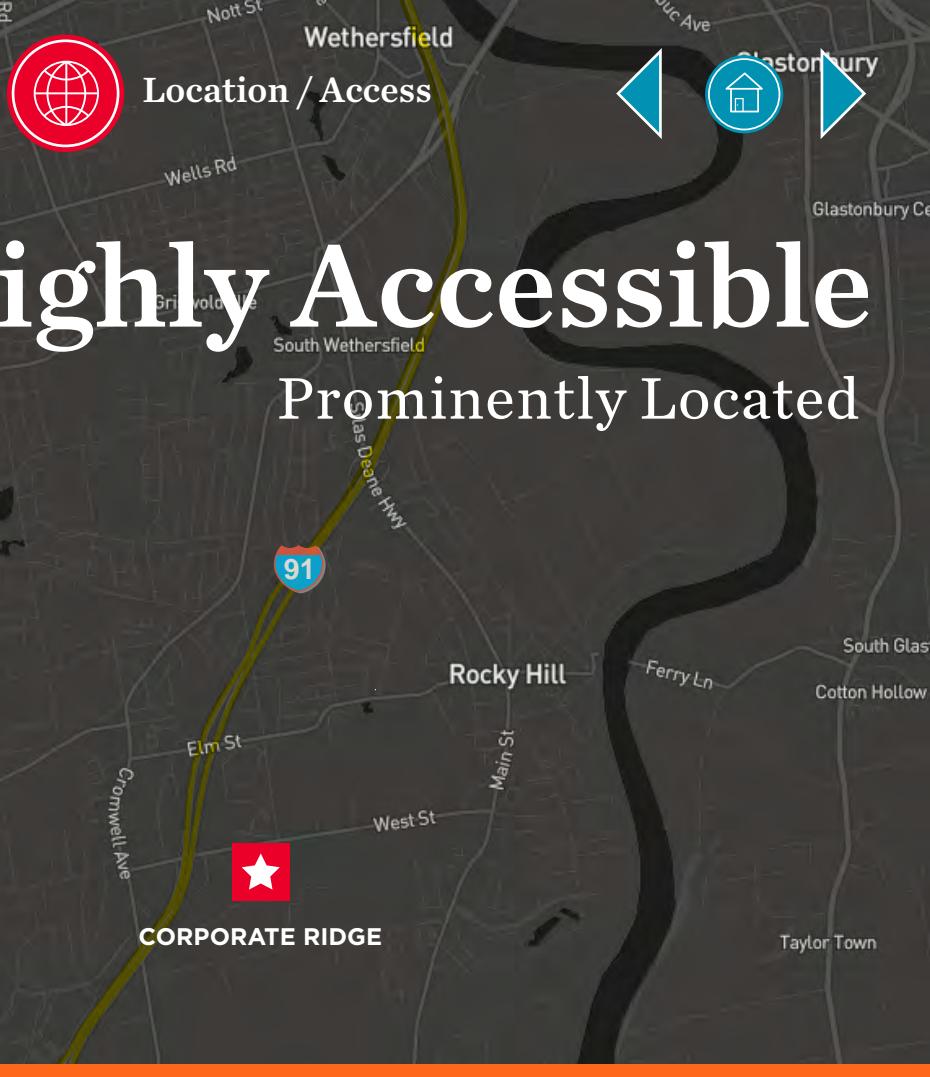


Location / Access



# 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

KS Partners

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Amenities



## AMENITIES ARE DESIGNED TO CREATE AN ENGAGED, INTERACTIVE TENANT EXPERIENCE.

[Full Service Cafeteria](#)

[Exterior Patio](#)

[Game Room/Lounge](#)

[Fitness Center](#)

[Conference Center](#)



### FULL-SERVICE CAFETERIA

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

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management

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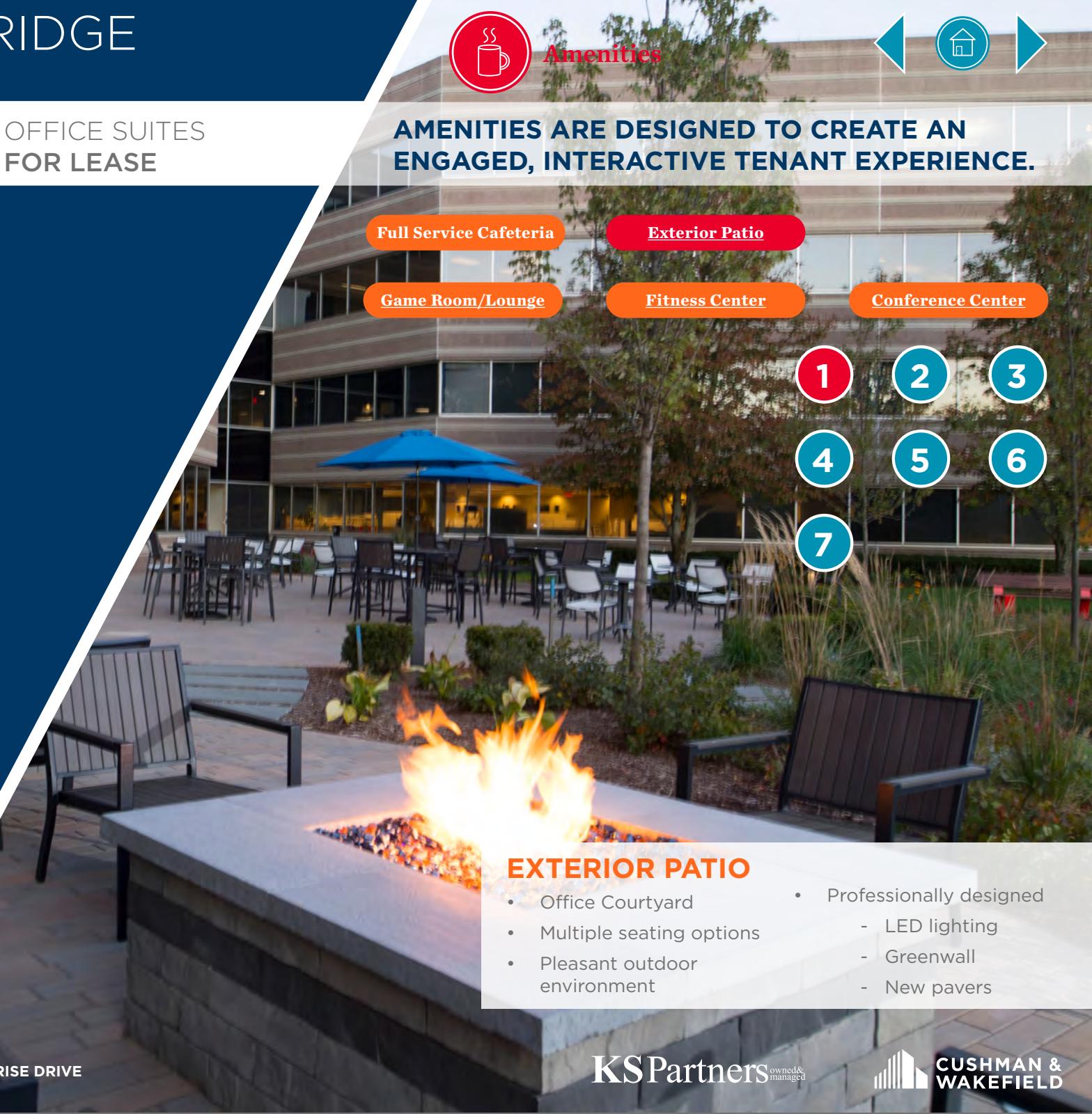
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## EXTERIOR PATIO

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

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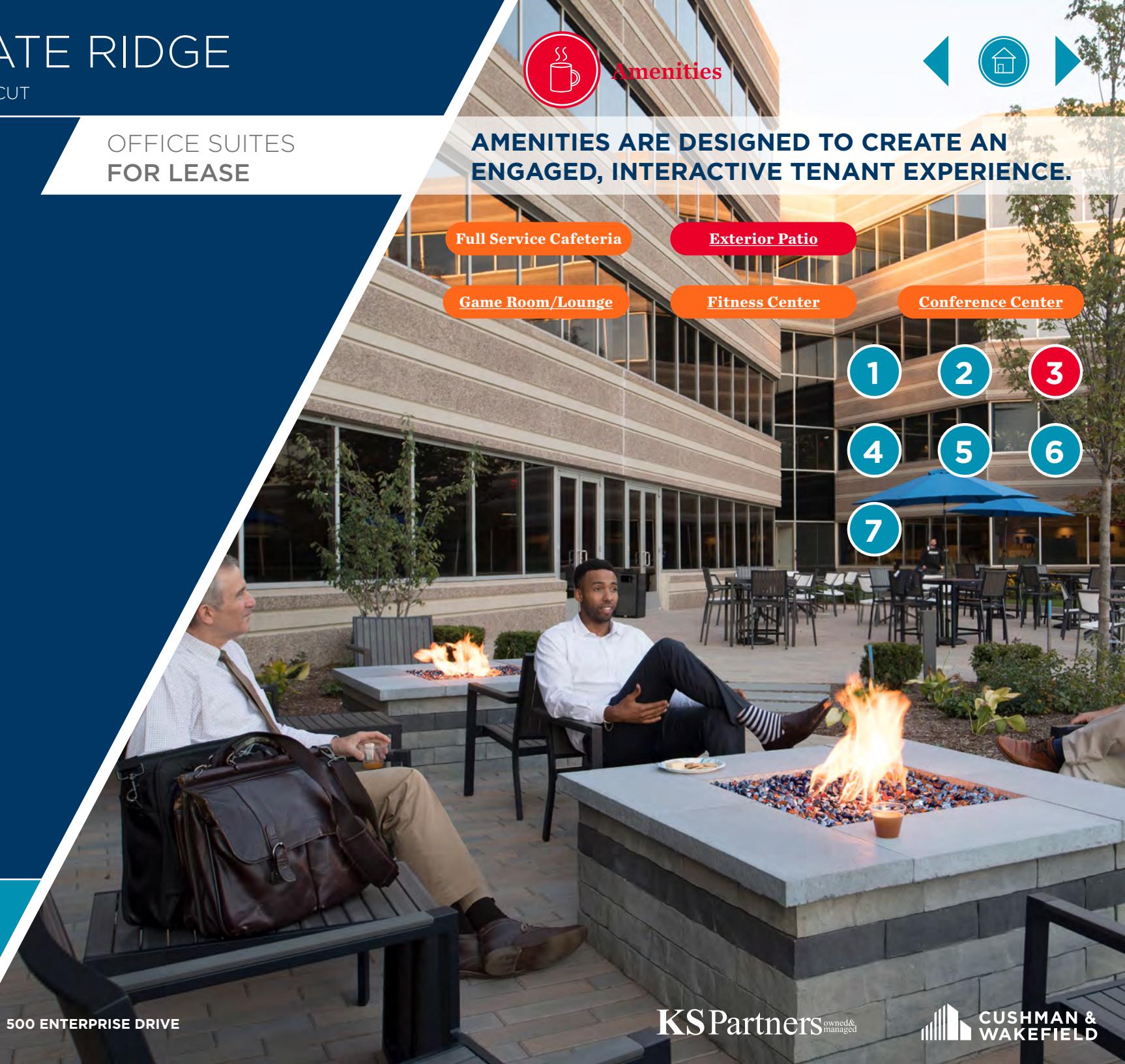
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### GAME ROOM/LOUNGE

- 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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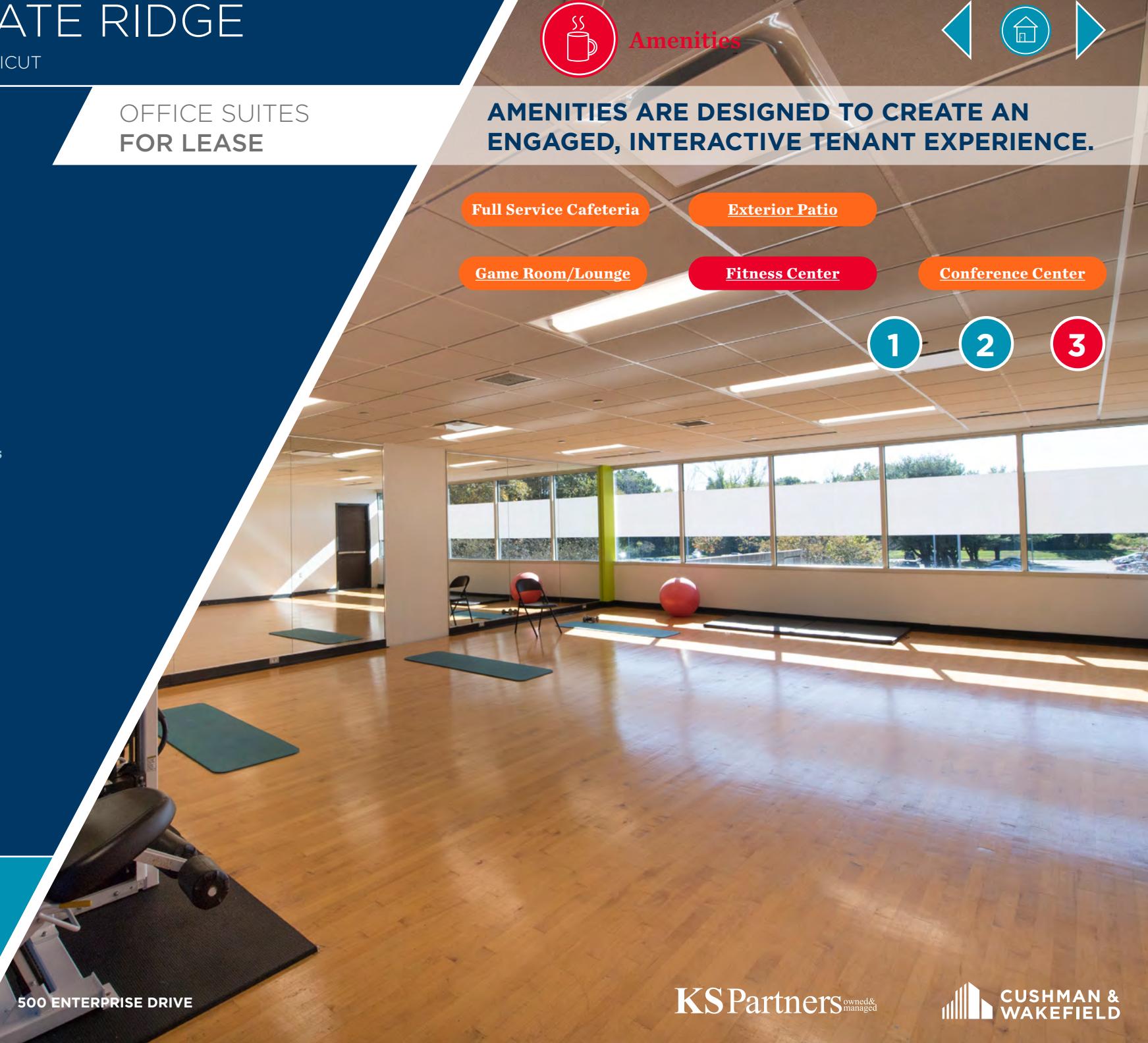
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### CONFERENCE CENTER

- 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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with Cushman & Wakefield of Connecticut, Inc.



55  
Capital  
Boulevard



**KSPartners** owned &  
managed

**CUSHMAN &  
WAKEFIELD**

# CORPORATE RIDGE

ROCKY HILL, CONNECTICUT



175  
Capital  
Boulevard



Home

OFFICE SUITES  
FOR LEASE

KS PARTNERS



About



Experience

CORPORATE RIDGE



Location / Access



Amenities



Site Plan



55  
Capital  
Boulevard



175  
Capital  
Boulevard



500  
Enterprise  
Drive

For more information:

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**175 CAPITAL BOULEVARD**

**TOTAL SF**  
**PARKING RATIO**

91,500 SF  
4.8/1,000 SF

**KS Partners** owned & managed

 **CUSHMAN & WAKEFIELD**

# CORPORATE RIDGE

ROCKY HILL, CONNECTICUT



Home

## OFFICE SUITES FOR LEASE

### KS PARTNERS



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### CORPORATE RIDGE



Location / Access



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Site Plan



55  
Capital  
Boulevard



175  
Capital  
Boulevard



500  
Enterprise  
Drive



500  
Enterprise  
Drive



## 500 ENTERPRISE DRIVE

**TOTAL SF**  
**PARKING RATIO**

305,000 SF  
4.8/1,000 SF

For more information:

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