

Class A Office | For Sublease

CBRE

185 Asylum St., 31st Fl
Hartford, CT 06103

±20,000-100,000 SF Available

175 Scott Swamp Rd | Farmington, CT

Superior “Move-In Ready” Class A Headquarters Office Space Opportunity



±20,000-100,000 SF Available

175 Scott Swamp Rd | Farmington, CT



Property Overview

CBRE is pleased to offer for sublease up to ±100,000 SF of “Plug and Play” Class A office space at 175 Scott Swamp Road in Farmington. Three full floors ranging from ±20,000-40,000 SF are available through 2/28/2028, with headquarters’ style amenities on the ground floor including a full-service cafeteria and seating, modern fitness center and conferencing facilities, in addition to backup generator power and abundant on-site parking. The building is conveniently located off Route 6 in Farmington, with easy access to Interstate 84 at Exit 38.

Property Highlights

- + Excellent Farmington location on CT Route 6 with convenient access to I-84 at Exit 38
- + Flexible, full-floor availabilities of ±20,000-40,000 SF up to entire building of ±100,000 SF
- + All existing FF&E available
- + Modern tenant amenities including cafe, cafeteria seating, shower facilities and corporate training rooms
- + Above-standard on-site parking ratio of 5.3/1,000 SF (538 spaces)
- + Superior exterior building signage/branding opportunities
- + Backup generator power

For Sublease



Tenant Lobby/Reception

Immediately Available
through 2/28/2028
(Longer Term Possible)

Extremely competitive asking lease
rate of \$15.00/SF Full-Service, Gross

Excellent location and corporate
amenities package



Tenant Workstations



Cafeteria



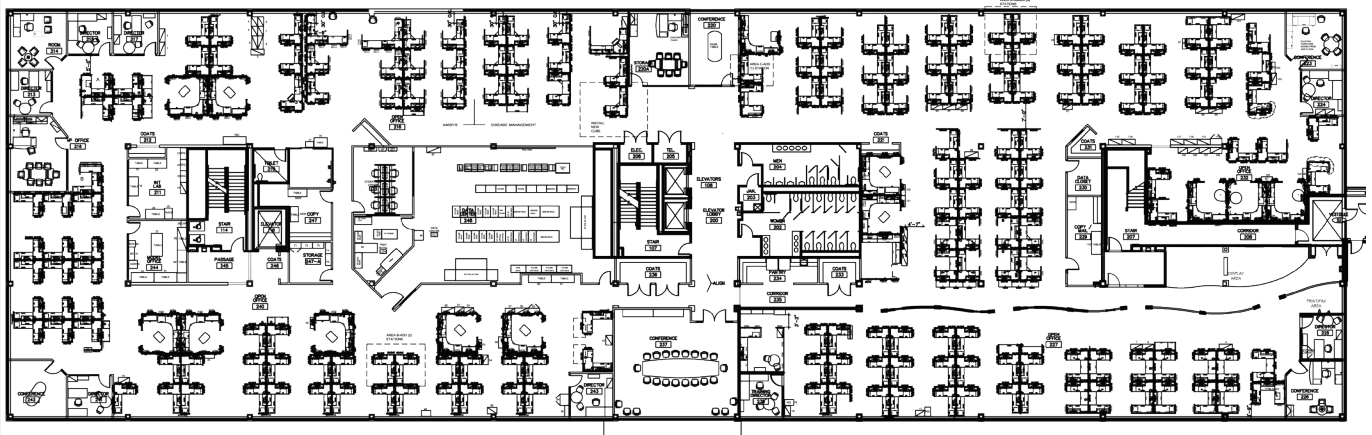
Cafe Seating



Conference/Training Facilities

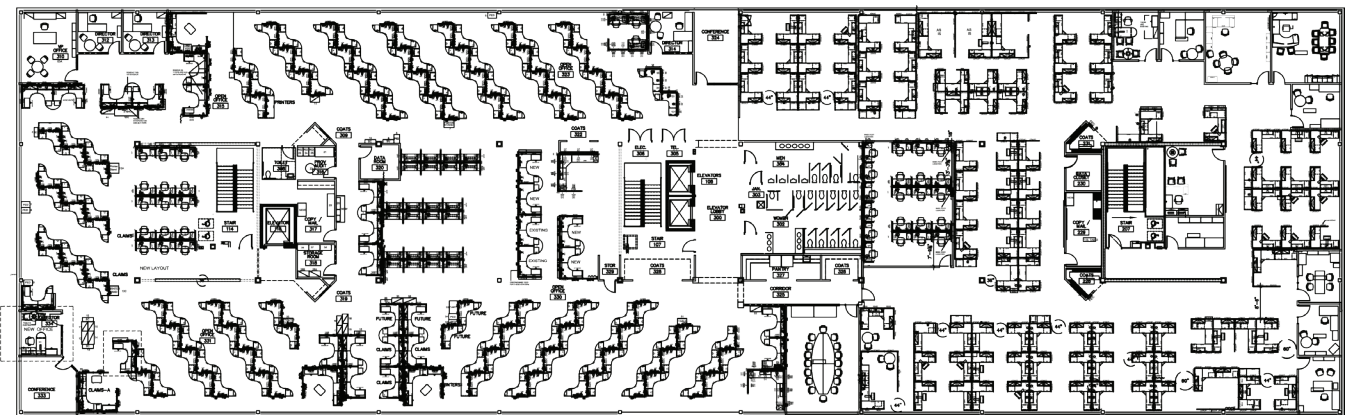
Available Floorplans

Second Floor Plan



±40,000 SF (Subdividable)

Third Floor Plan



±40,000 SF (Subdividable)

±20,000-100,000 SF Available
175 Scott Swamp Rd | Farmington, CT

For Sublease

Excellent Farmington Location

175 Scott Swamp Road is prominently situated on CT Route 6, with excellent access and visibility immediately adjacent to the Farmington Canal Trail. Nearby amenities include Farmington Sports Arena, Yankee Fitness, Five-Guys, Galleria restaurant, Walmart, Cumberland Farms, and Shop-Rite. Prominent corporate neighbors include Allied Worldwide Assurance Co., EBM Pabst, Trumpf, Entercom (CBS Media), IMI Precision Engineering, CSS, Otis and AIG, and Tunxis Community College. Interstate 84 is conveniently located just 5 miles east at Exit 39.



Contact Us

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