

185 Asylum St., 31st Fl
Hartford, CT 06103
www.cbre.com/hartford

±27,000 SF

199 Scott Swamp Road | Farmington, CT

Class A Office Space Opportunity



CBRE is pleased to offer for lease approximately 27,000 SF at 199 Scott Swamp Road in Farmington, Connecticut, a single-story, Class A office property featuring generous on-site parking and excellent branding potential, with prominent exterior signage and a secure private entrance to available space. 199 Scott Swamp Road is well-located in a quiet, park-like campus setting along Route 6 (Scott Swamp Road), less than five miles from Interstate 84. Nearby amenities include FSA, Yankee Fitness, Five-Guys, the Galleria restaurant, Walmart, Cumberland Farms, and Shop-Rite. Corporate neighbors include Allied Worldwide Assurance Co., Mott Corp., Connecticare, EBM Pabst, Trumpf, Stanley Black & Decker, Audacy, Inc. and Otis, as well as Tunxis Community College. Join Intact Insurance Specialty Solutions (fka One Beacon Insurance) in a corporate environment that is ideal for a large occupier seeking brand identity, easy access and a convenient location in Farmington.

Property Highlights

- + High-quality, Class A office building in strong suburban office submarket
- + Dedicated entrance with prominent exterior signage/branding potential
- + Ample free parking at above-standard ratio of 5/1,000 SF
- + Modern fitness center and kitchen/cafe/tenant lounge amenities
- + Attractive asking lease rate of \$20.00/RSF full-service, gross

±27,000 SF

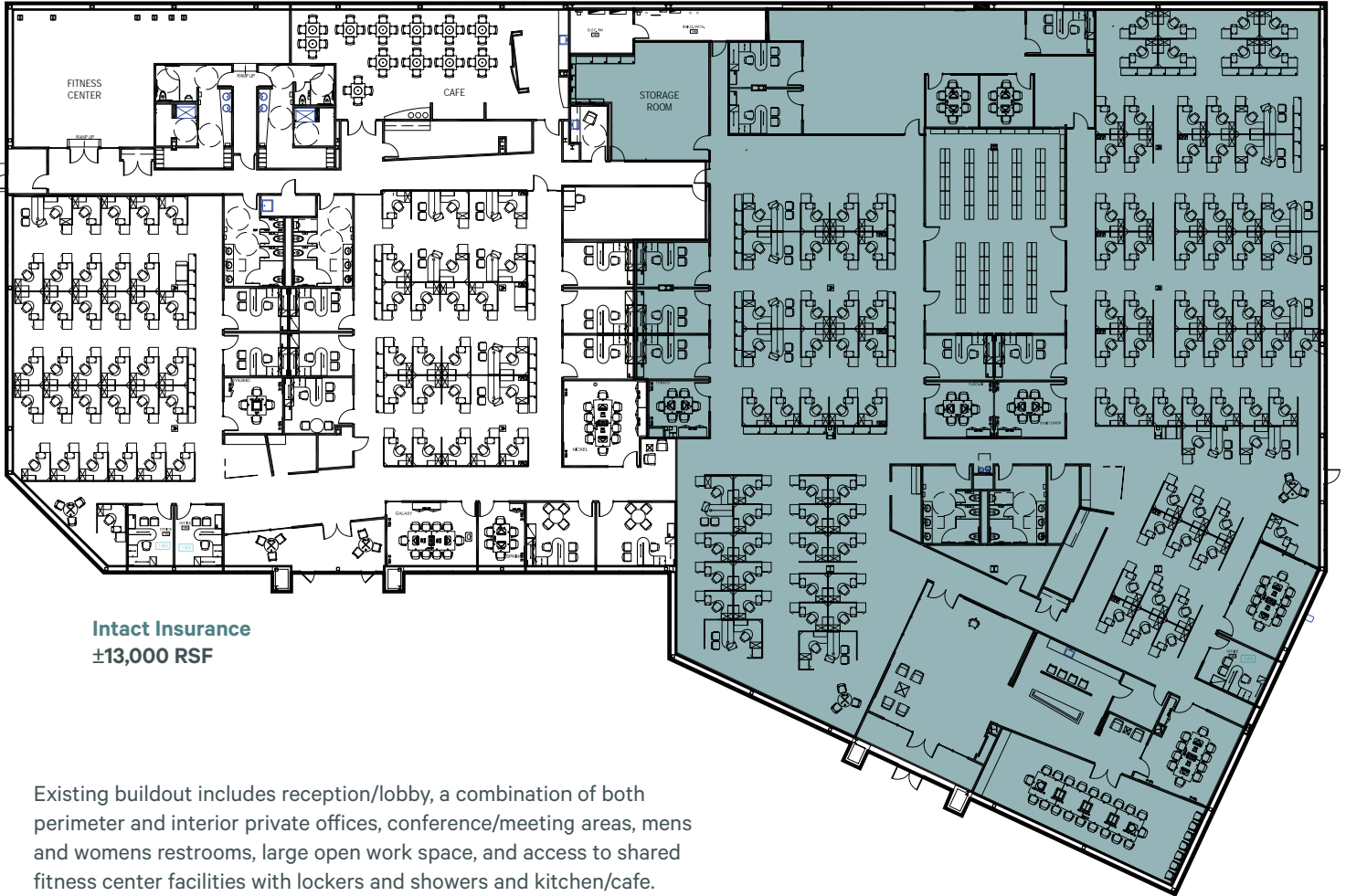
199 Scott Swamp Road | Farmington, CT

Office | For Lease

First Floor Plan

±40,000 RSF

AVAILABLE
±27,000 RSF



Intact Insurance
±13,000 RSF

Existing buildout includes reception/lobby, a combination of both perimeter and interior private offices, conference/meeting areas, mens and womens restrooms, large open work space, and access to shared fitness center facilities with lockers and showers and kitchen/cafe.



Executive Board Room



Open Work Space

±27,000 SF

199 Scott Swamp Road | Farmington, CT

Office | For Lease



Reception Area



Lounge



Lobby/Waiting Area



Kitchen/Cafe



Cafe Seating Area



Small Conference Room



Fitness Center

±27,000 SF

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Office | For Lease

Aerial Location Map

Route 6 Corridor



Contact Us

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