

For Lease

PROFESSIONAL OFFICE BUILDING
1170 Ellington Road South Windsor, CT

17,730 SF – Subdividable
to 960 SF



Summary

1170 Ellington Road, South Windsor

Chozick Realty Inc is pleased to offer 1170 Ellington Road, South Windsor. This property is ideally located central to the South Windsor Town Center with an ease of access to Interstate 84. The building can be leased in its entirety at 17,330 SF or subdivided down to 960 SF with many sizes in between. Suites have their own rest rooms and there is ample onsite parking.

- ❖ Stately Colonial Style Office Building
- ❖ Suites available from 960 – 17,330 SF
Total includes partially finished lower level
- ❖ Rate: \$21.00 with Free Utilities
- ❖ Easy access to I-84
- ❖ Ample FREE *on-site parking*
- ❖ Basement records storage available

Improvements:

- ❖ New roof
- ❖ New central HVAC
- ❖ Eight Restrooms
- ❖ Two Kitchens



South Windsor Location

1170 Ellington Road, South Windsor



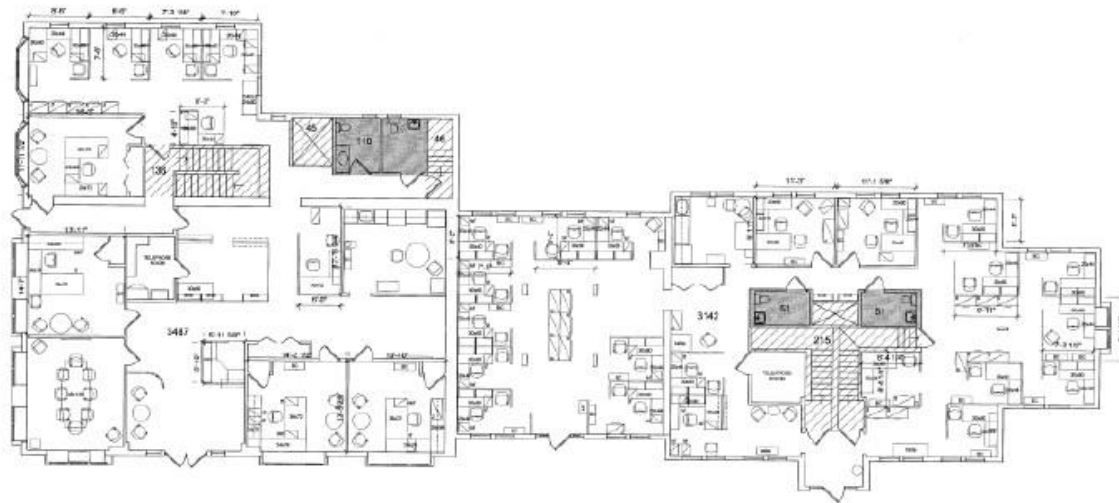
Available

1170 Ellington Road South Windsor



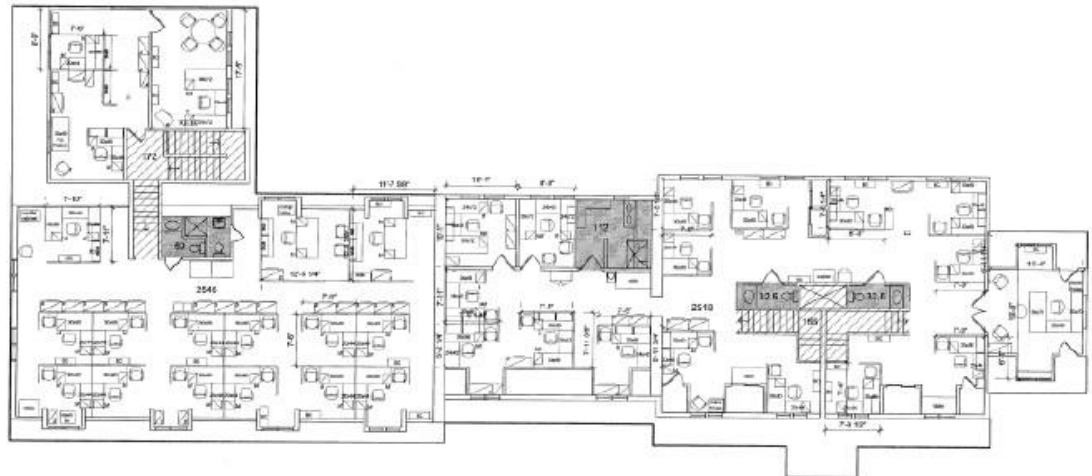
Floor Plan

1170 Ellington Road, South Windsor



FIRST FLOOR
SCALE: 1/8"=1'-0"

1



SECOND FLOOR
SCALE: 1/8"=1'-0"

2

Existing Area Calculations			
	Body A	Body B	Total
Gross Measured Area	6332	5680	11912
Vertical Penetrations	390	370	771
Usable Area (GMA - VP)	5942	5310	11252
-restrooms	189	250	449
Net Usable Area (UA-RUC)	5753	5060	10813

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