

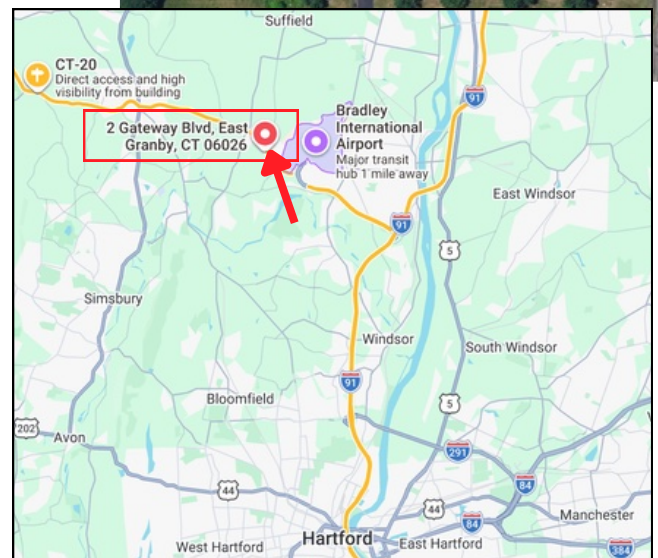


**PROPERTY DESCRIPTION**

Development Associates is pleased to offer a leasing opportunity offering 3,535 – 37,678 SF of professional and medical office space, available for immediate occupancy. This high-quality facility is ideally suited for a wide range of corporate, healthcare, and technology-driven users seeking a highly visible location.

Located with exceptional regional connectivity, just minutes from Bradley International Airport and offering convenient access to Hartford, CT and Springfield, MA as well as major highways and transportation corridors throughout New England.

The East Granby area is undergoing substantial development, with new residential communities being built and commercial developers planning major projects throughout the corridor.



**PROPERTY HIGHLIGHTS**

- Ideal for Call Center, Office, Software, Lab or Medical Uses
- 6/1,000 SF Parking Ratio - with possible expansion
- Back-Up Generator Power Available
- HC Accessible
- Elevator
- 24/7 Key Card Access
- High Visibility; Branding Opportunity
- High-Speed Fiber Connectivity



Developers and Brokers of Commercial Properties

200 Silver Street, Suite 201 | Agawam, MA 01001

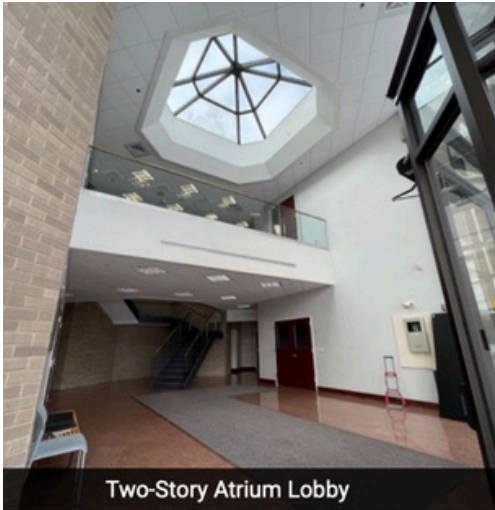
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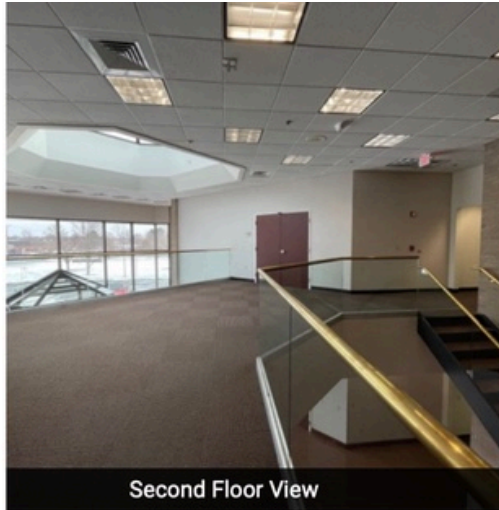
**KEN VINCUNAS**  
 Licensed Broker in CT  
 (413) 789-3720

[kvincunas@devassociates.com](mailto:kvincunas@devassociates.com)

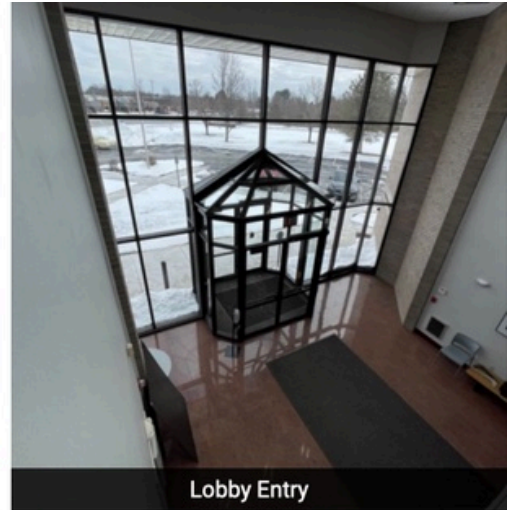
[www.Devassociates.com](http://www.Devassociates.com)



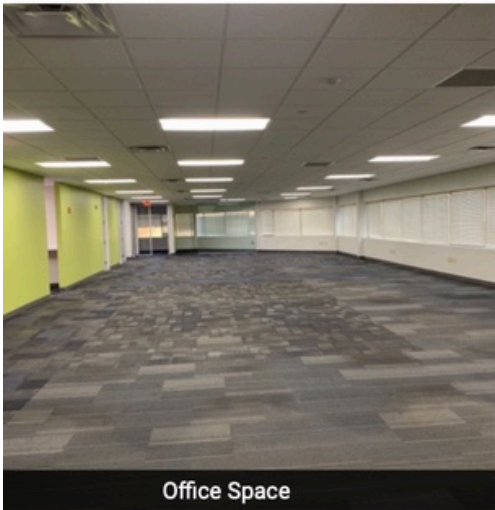
Two-Story Atrium Lobby



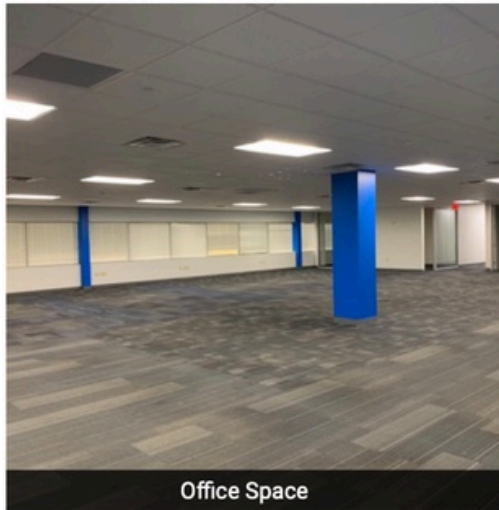
Second Floor View



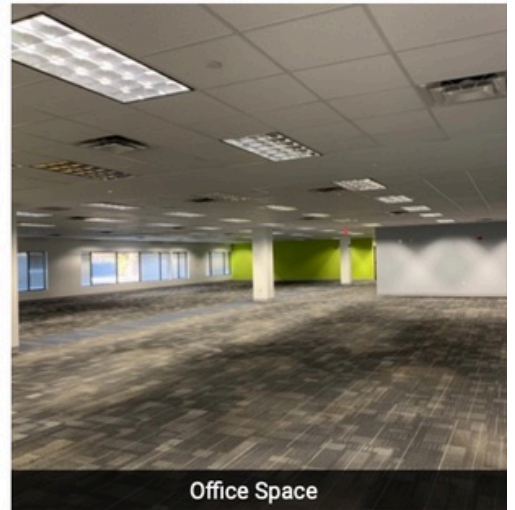
Lobby Entry



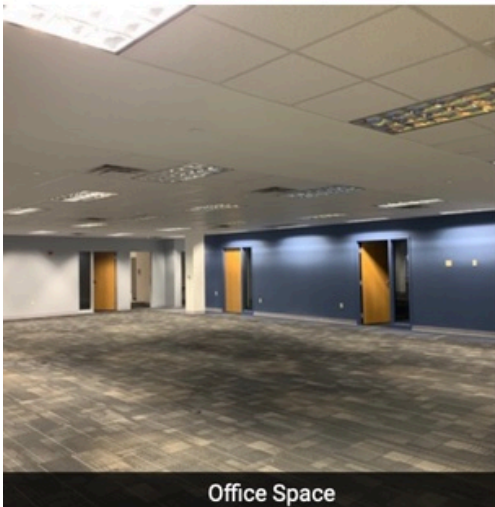
Office Space



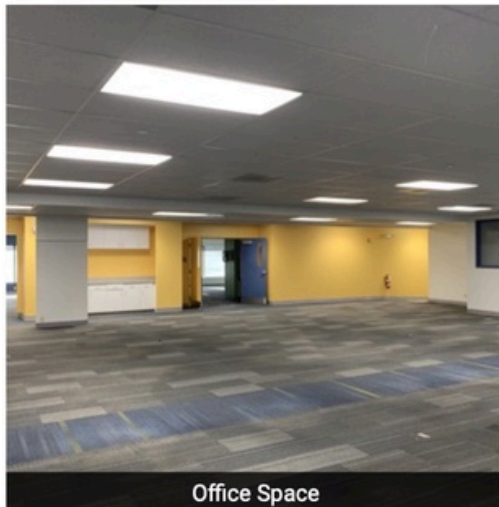
Office Space



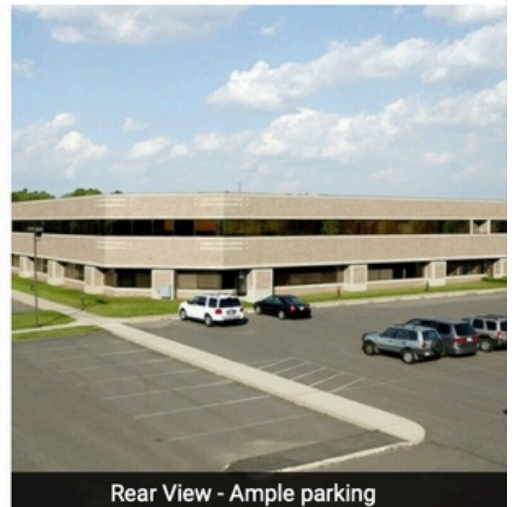
Office Space



Office Space



Office Space



Rear View - Ample parking

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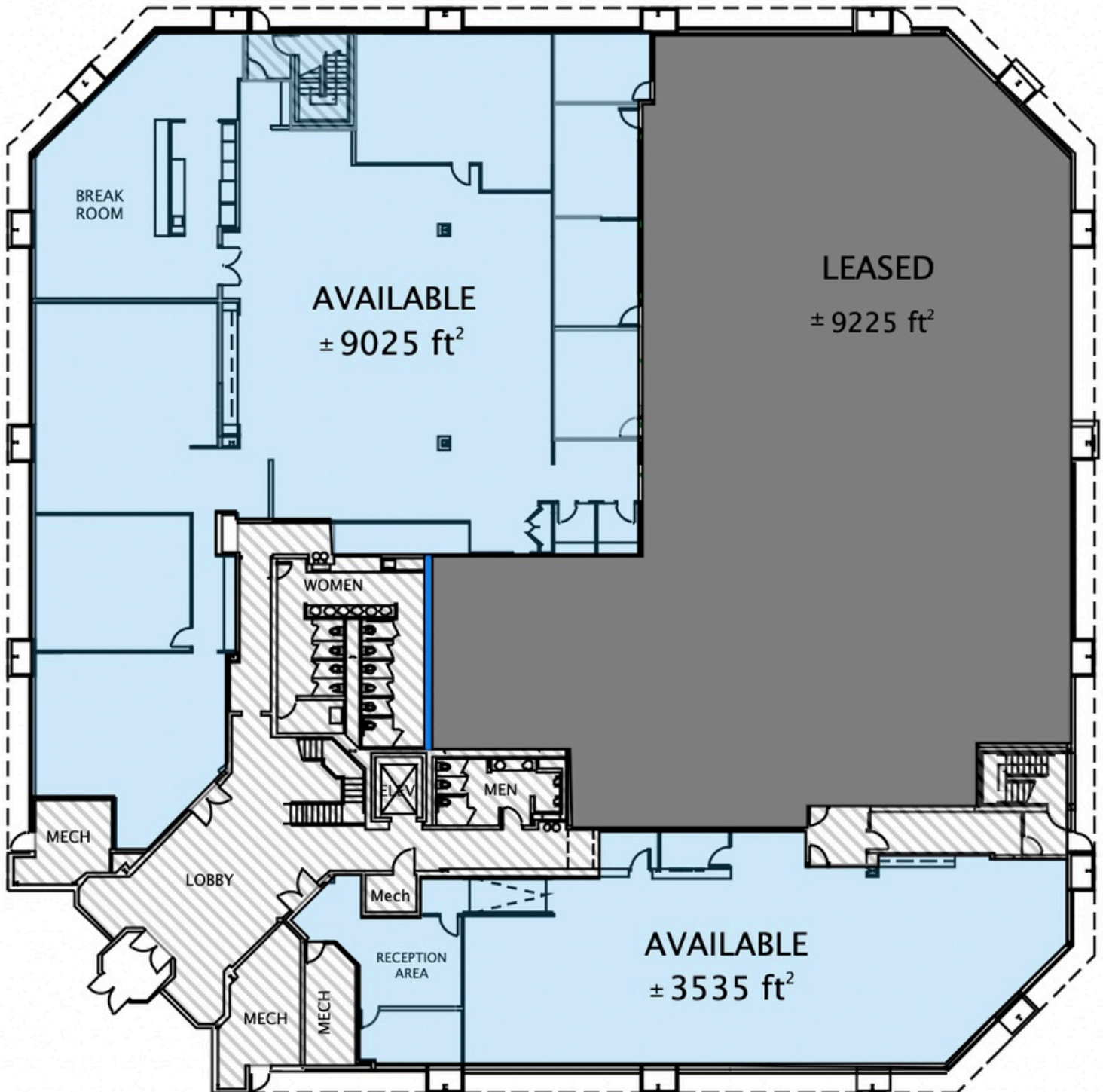


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**AVAILABLE: 12,560 SF  
FIRST FLOOR**



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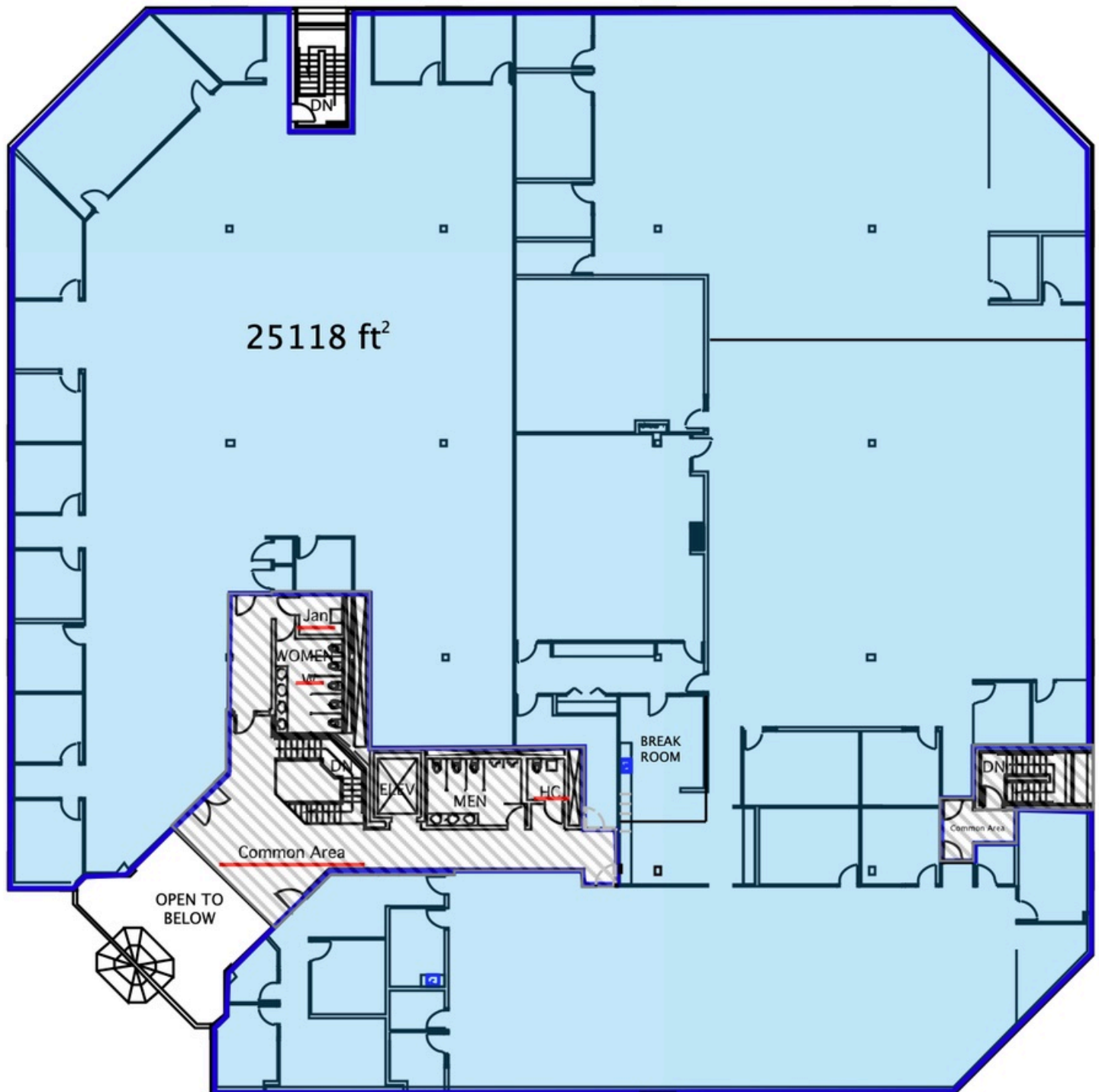


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Licensed Broker in CT  
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[kvincunas@devassociates.com](mailto:kvincunas@devassociates.com)

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AVAILABLE: 25,118 SF  
SECOND FLOOR



**DEVELOPMENT ASSOCIATES**

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[kvincunas@devassociates.com](mailto:kvincunas@devassociates.com)

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