



## PROPERTY FEATURES

<b>Building Size:</b>	81,368 SF	<b>Solar:</b>	Solar photovoltaic field powering the building with renewable green energy
<b>Available Space:</b>	11,877 SF on the 3rd floor	<b>Elevators:</b>	Two 2,500 lb capacity elevators
<b>Lease Rate:</b>	\$20.00 PSF Gross	<b>Amenities:</b>	3-story glass atrium lobby, outdoor tenant seating areas and covered parking.
<b>Year Built:</b>	1985	<b>Location:</b>	Beautiful suburban office park setting centrally located with excellent access to I-91
<b>Site Area:</b>	58 acres	<b>HVAC:</b>	82 carrier heat pumps, 3 roof-top units & 1 Evapco cooling tower
<b>Parking:</b>	4/1,000 ratio and 36 covered		
<b>Foundation &amp; Structure:</b>	High-quality brick construction concrete pile foundation, reinforced concrete slab & steel frame		

**For further information, please contact:**

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**Avison Young** | 225 Asylum Street, 16th Floor | Hartford, CT 06103 | T 860.327.8330

**3RD FLOOR**

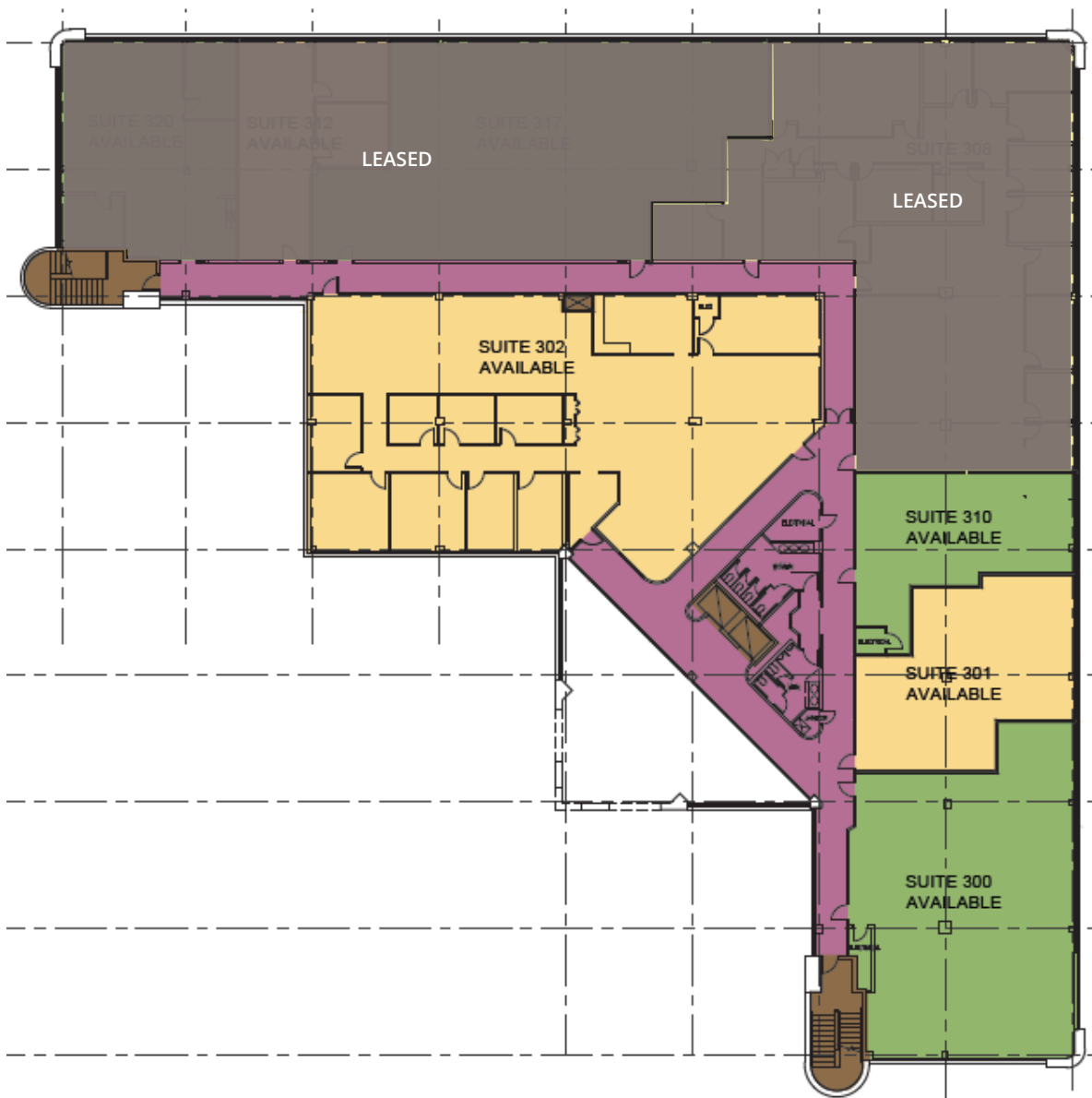
**11,877 SF AVAILABLE**

Suite 300 - 3,170 SF

Suite 301 - 1,602 SF

Suite 302 - 5,800 SF

Suite 310 - 1,305 SF



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