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For Sale or Lease

175 Scott Swamp Road  
Farmington, CT 06032

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175 Scott Swamp Road is a 64,518 SF single-tenant office building. Built in 2009, the property was constructed for ConnectiCare's headquarters. It is currently (1) of (2) buildings which has a combined total ±165,000 SF connected by an enclosed walkway. Both buildings are currently leased by ConnectiCare.





±64,518 SF single-tenant office  
building on a 3.77 acre site

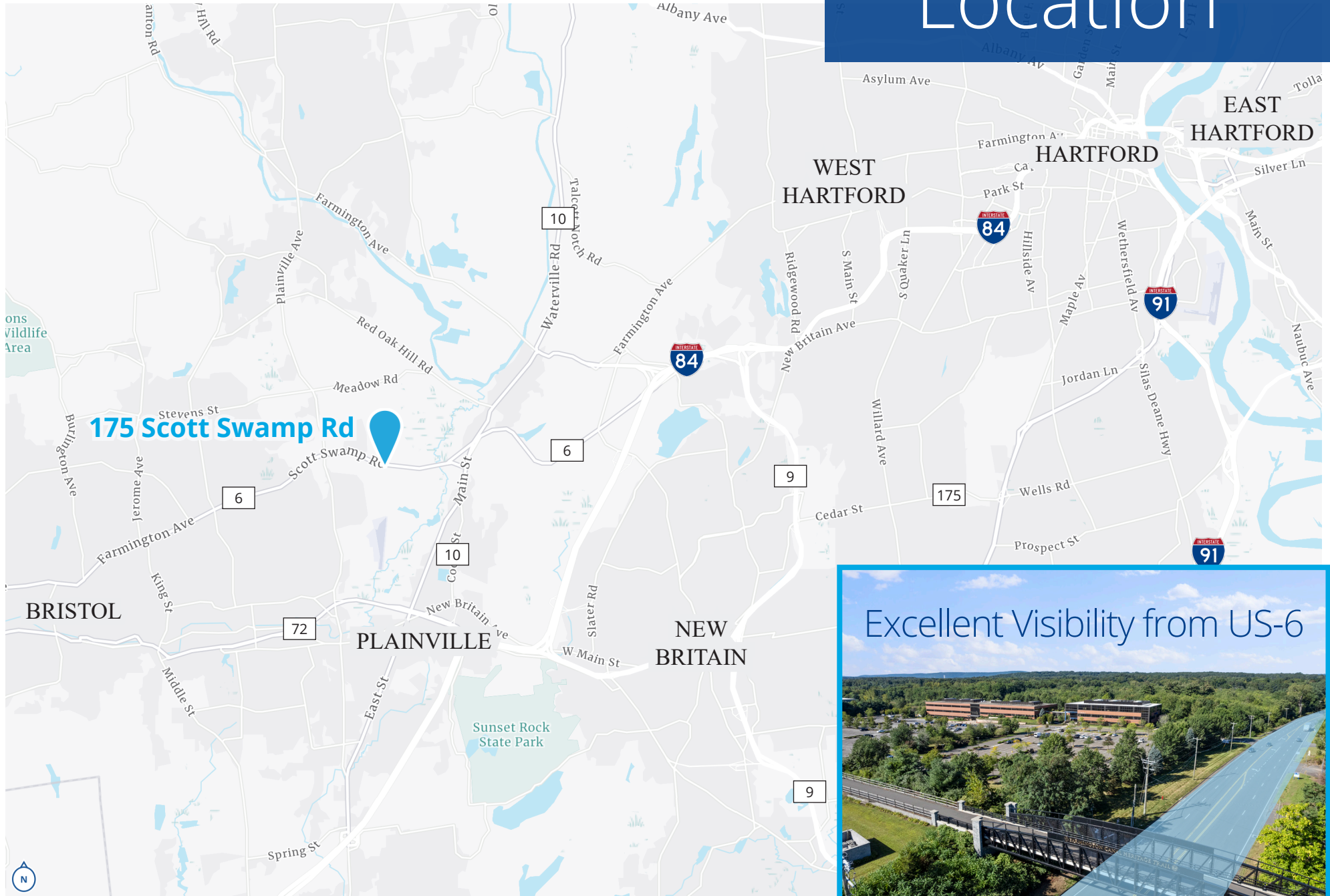
## Features & Highlights

- ±64,518 SF available
- Sub-dividable to ±10,000 SF
- Available June 2024
- Excellent visibility from Route 6
- On-site surface parking ratio of 4.8/1000 SF
- Attractive features and a grand lobby entryway
- 24/7 key card access system
- Neighbors include Raytheon Technologies, Trumpf, Bank of America, Stanley Black & Decker and New England Asset Management





# Location

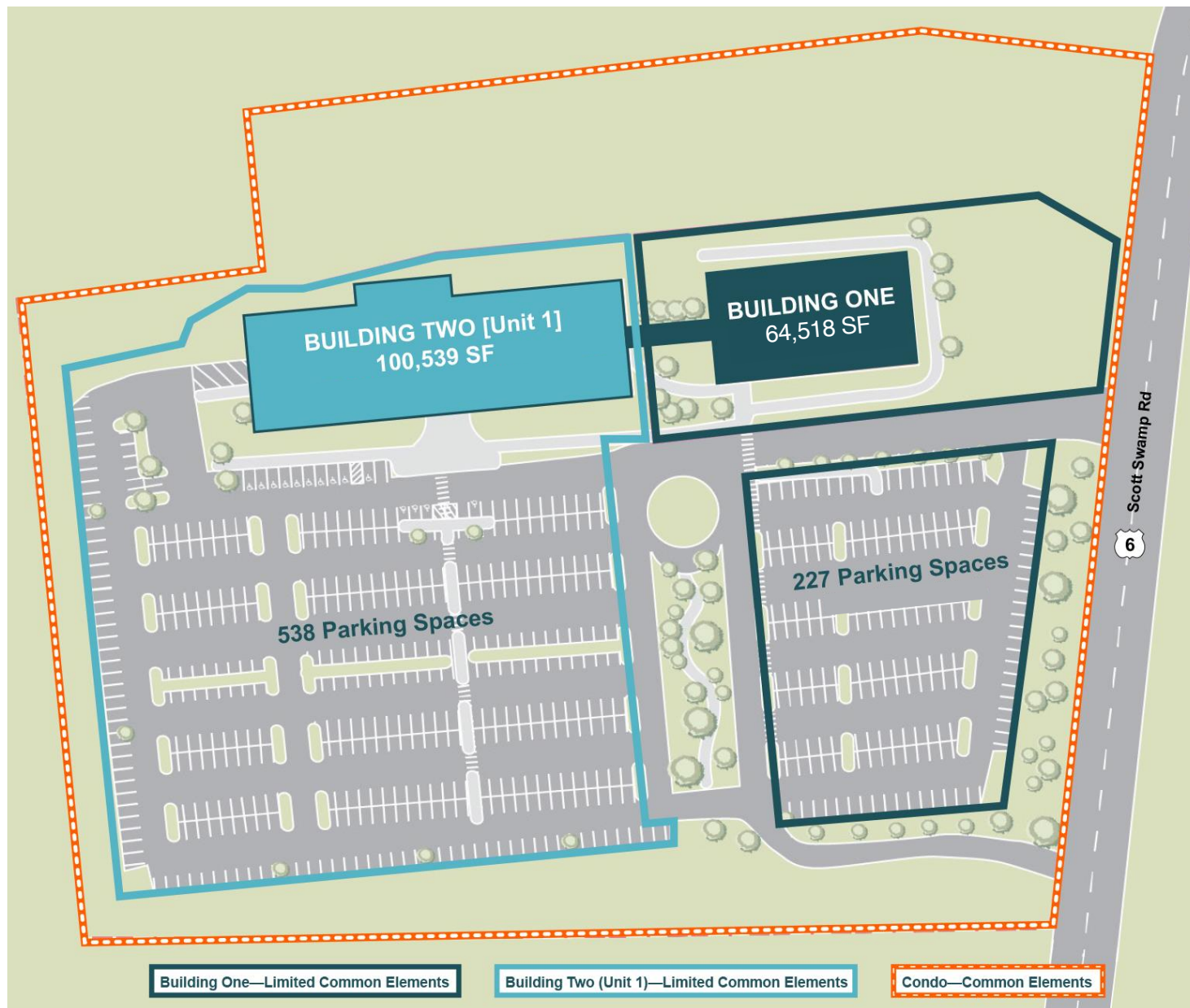


Excellent Visibility from US-6





## Site Plan





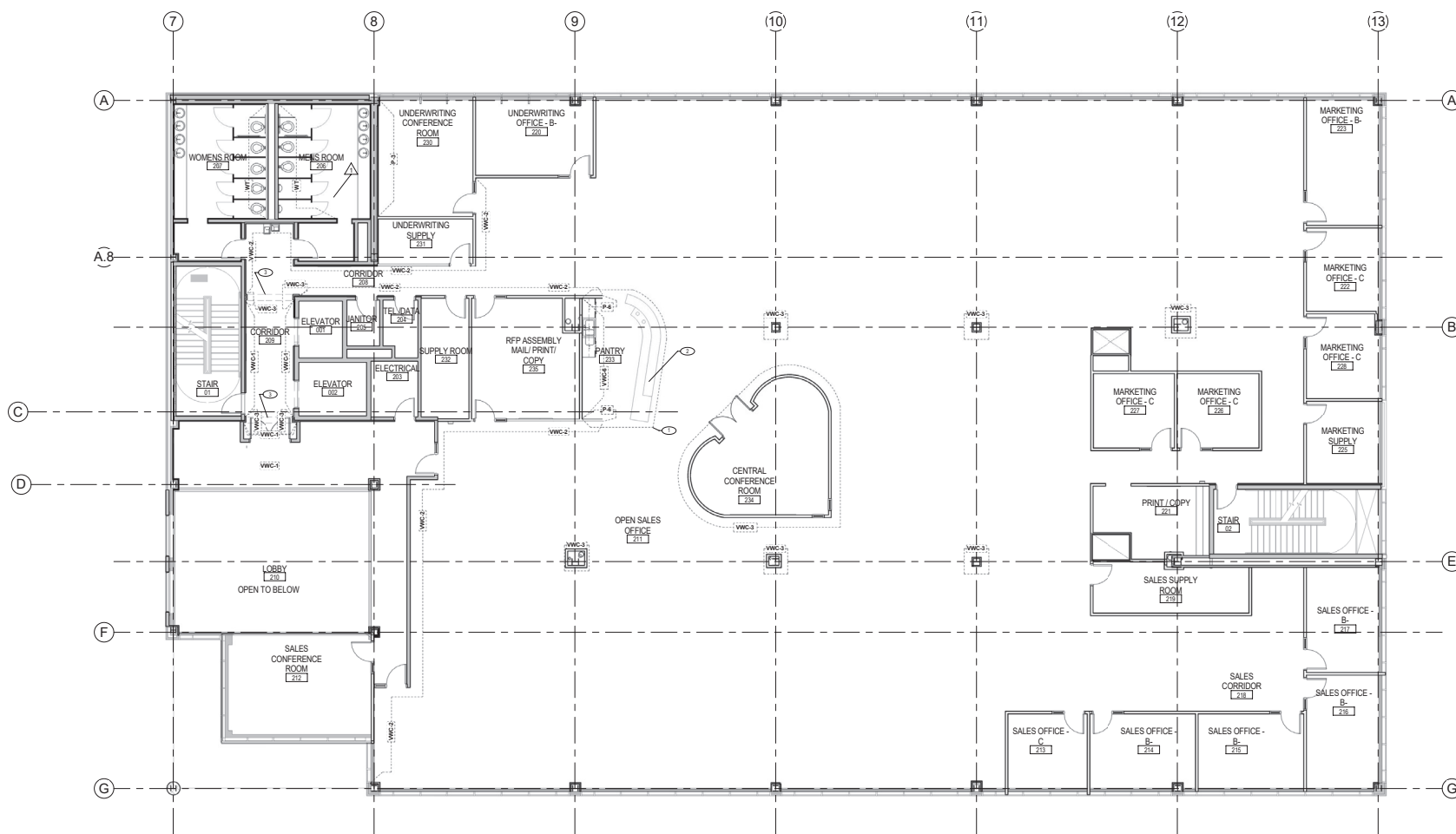
This is a detailed architectural floor plan of the second floor of a building. The plan is oriented with a north arrow pointing towards the top right. The layout is defined by a grid system with vertical lines labeled 7 through 13 and horizontal lines labeled A through G.

**Key Rooms and Features:**

- Central Conference Room (101):** A large, curved room in the center of the floor.
- Interview Rooms:** Several rooms labeled "INTERVIEW ROOM" (e.g., 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200).
- HR Offices:** Multiple rooms labeled "HR OFFICE" (e.g., 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200).
- Project Management Offices:** Rooms labeled "PROJECT MANAGEMENT OFFICE" (e.g., 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200).
- Central Lobby (101):** A large open area in the center of the floor.
- Restrooms:** Rooms labeled "MEN'S LOCKER ROOM", "WOMEN'S LOCKER ROOM", "LACTATION ROOM", "SICK ROOM", "TOILET", "URINAL", "SHOWER", "BATH", "KITCHEN", "DINING ROOM", "LIVING ROOM", "BEDROOM", "BATHROOM", "CLOSET", "HALLWAY", "CORRIDOR", "ELEVATOR", "STAIR", "LOBBY", "VESTIBULE", "RECEPTION", "WAITING AREA", "CONFERENCE ROOM", "MEETING ROOM", "TRAINING ROOM", "GYMNASIUM", "POOL", "SPA", "SAUNA", "JACUZZI", "HOT TUB", "BBQ AREA", "PATIO", "GARDEN", "TERRACE", "BALCONY", "PARKING GARAGE", "MECHANICAL ROOM", "ELECTRICAL ROOM", "HVAC ROOM", "ELEVATOR SHAFT", "STAIR SHAFT", "TOILET SHAFT", "URINAL SHAFT", "SHOWER SHAFT", "BATH SHAFT", "KITCHEN SHAFT", "DINING ROOM SHAFT", "LIVING ROOM SHAFT", "BEDROOM SHAFT", "BATHROOM SHAFT", "CLOSET SHAFT", "HALLWAY SHAFT", "CORRIDOR SHAFT", "ELEVATOR SHAFT", "STAIR SHAFT", "LOBBY SHAFT", "VESTIBULE SHAFT", "RECEPTION SHAFT", "WAITING AREA SHAFT", "CONFERENCE ROOM SHAFT", "MEETING ROOM SHAFT", "TRAINING ROOM SHAFT", "GYMNASIUM SHAFT", "POOL SHAFT", "SPA 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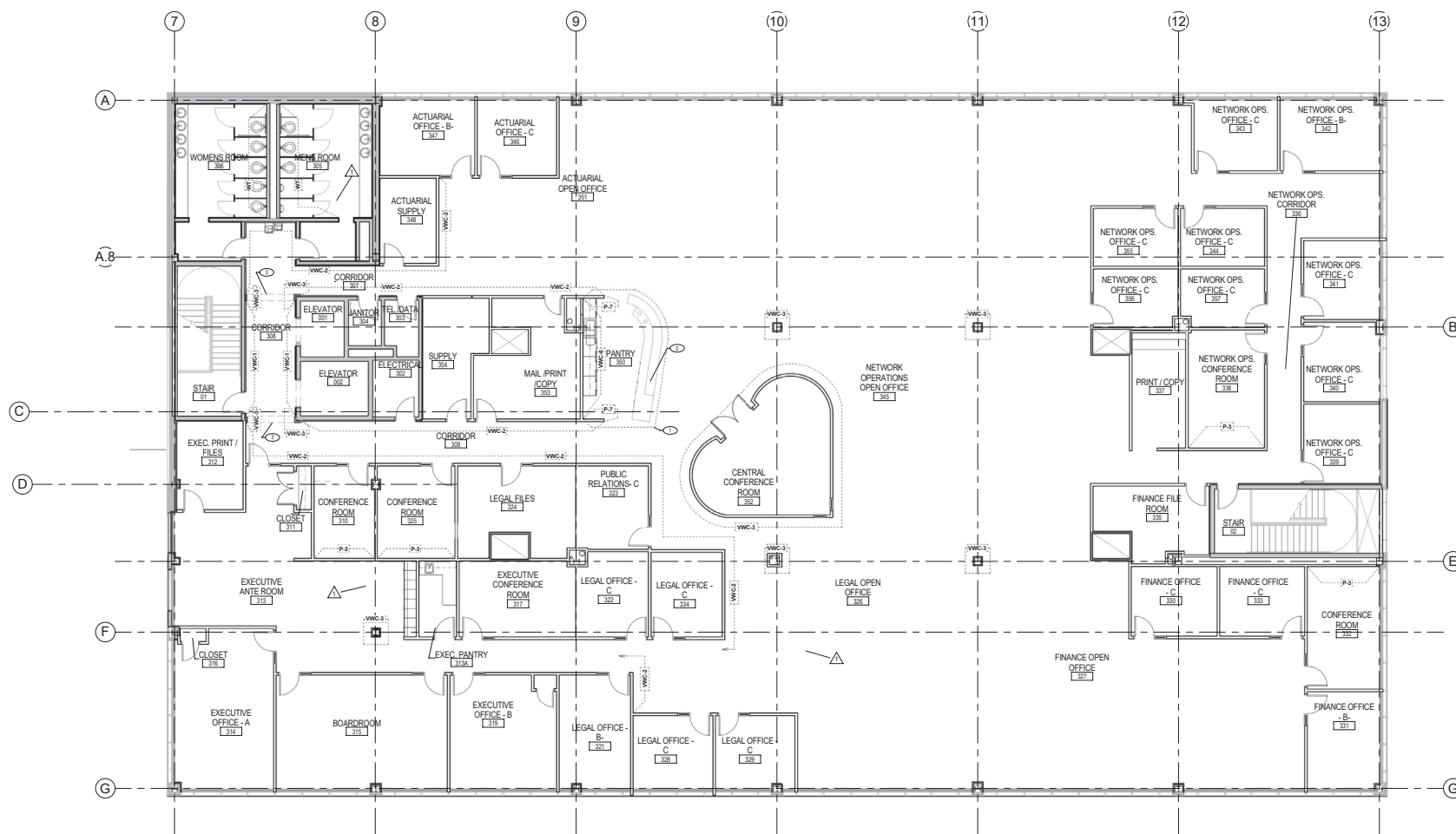


# Second Floor Plan





# Third Floor Plan





# High-quality office amenities

Amenities include a fitness center, breakroom with kitchen, beautiful conference spaces with views, and moveable furniture for multiple seating arrangements.

## Availability

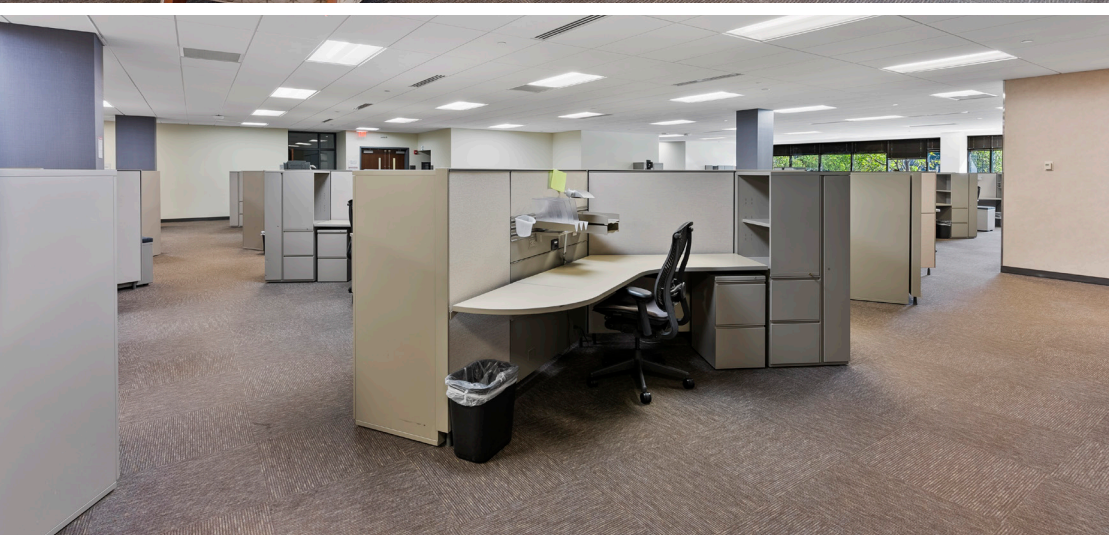
June 2024

## Lease Rate

\$24.00 psf gross full service







# Photos





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