

USER or INVESTOR OPPORTUNITY

Pristine Office in Corporate Park

JUST REDUCED!



6
Berkshire
Boulevard

Four Ways to Buy!

+7,500 SF to +-26,500 SF

Office Condominium in Premier Berkshire Corporate Park

1. The entire unit, a +-15,271 SF Class-A, premium corporate office
2. One of two approx. +-7,500 SF condominium units (smaller divisions possible)
3. Purchase both units of +-7,500 SF, one with a new market NNN lease in place
4. Expandable to 26,503 SF with the purchase of contiguous unit

Modern, functional floor plan: conference & meeting rooms, bullpens, a fitness studio and kitchens, and private offices

Elevator-served building with all city services installed, as well as redundant electric & fiber

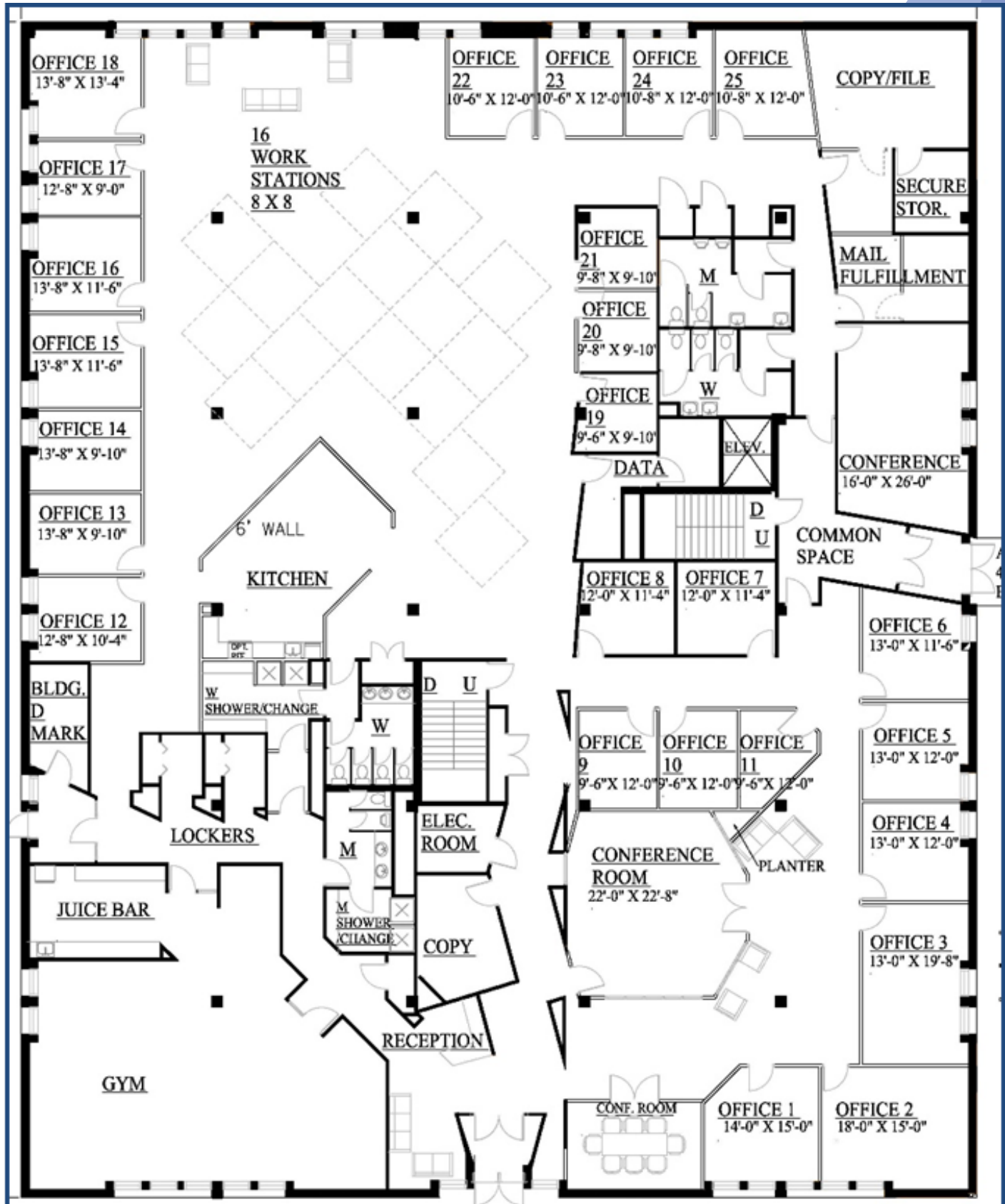
Ample parking, office park setting with easy access to area amenities

BETHEL CT

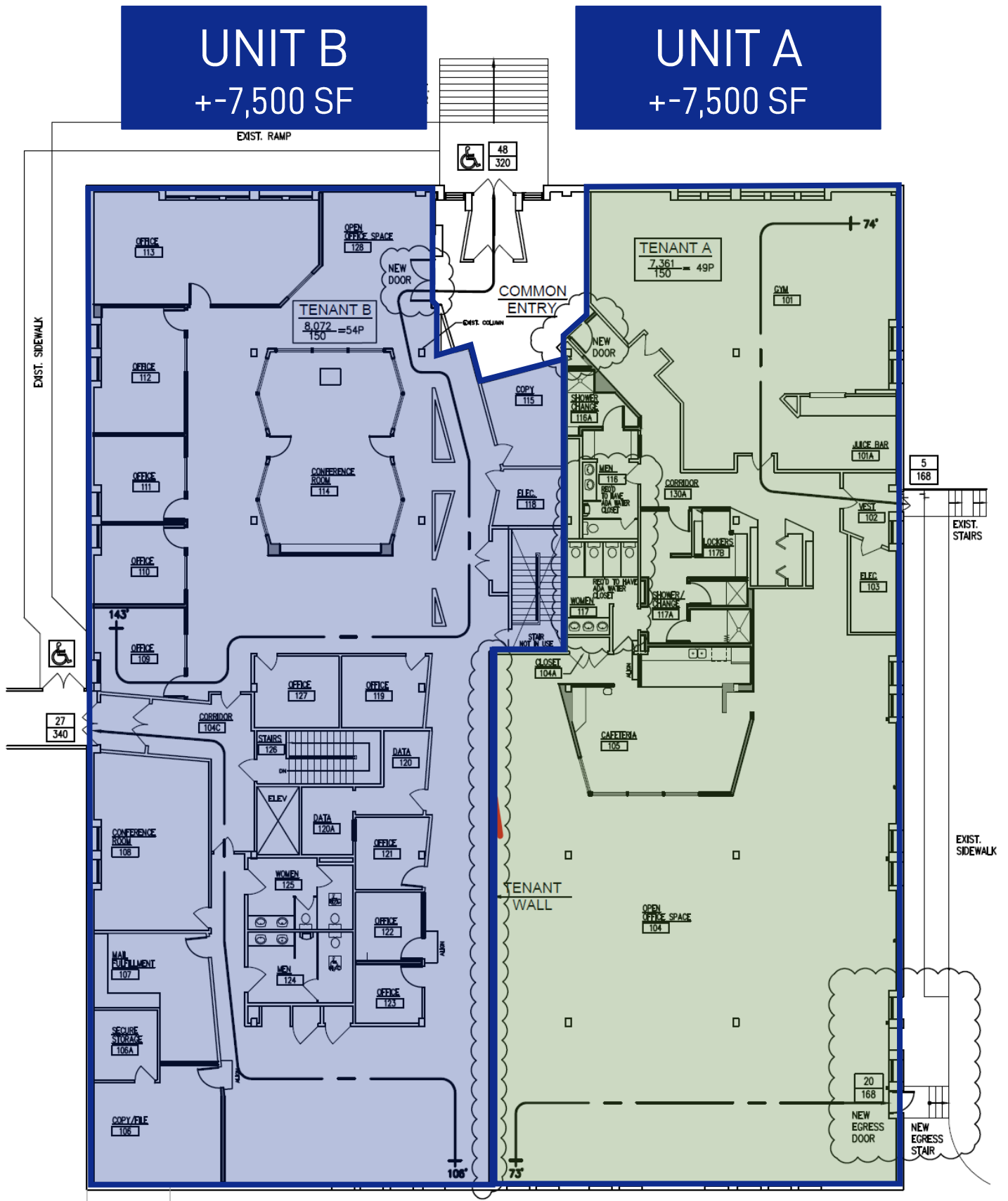
Scenario	Unit A (+7,500 SF)	Unit B (+7,500 SF)	Total Price
Entire Unit (15,271 SF)	\$1,799,000		\$1,799,000
Separate Units	\$999,000	\$999,000	\$1,998,000
Sale Leaseback	\$999,000	\$1,333,000	\$2,332,000

Floor Plan

[Click here for a Virtual Tour!](#)



EXAMPLE DIVISION



Expandable Upmarket Flexible



5-MILE FACTS



Population: 119,400



Total Households: 43,600

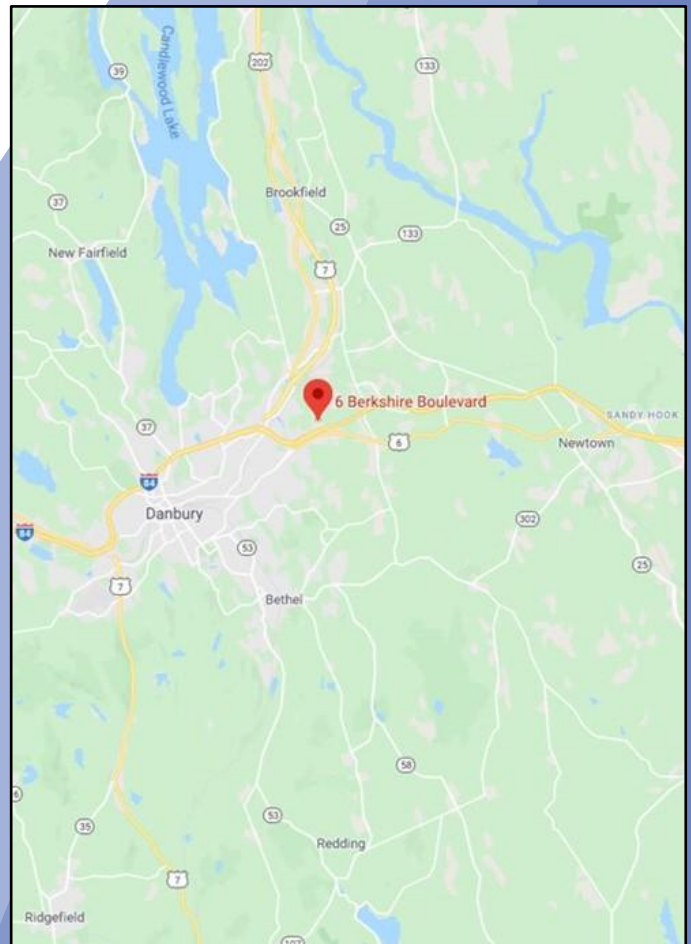


Median HH Income: \$90,300



Total Businesses: 7,100

2022 data provided by ESRI



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