

O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR SUBLEASE

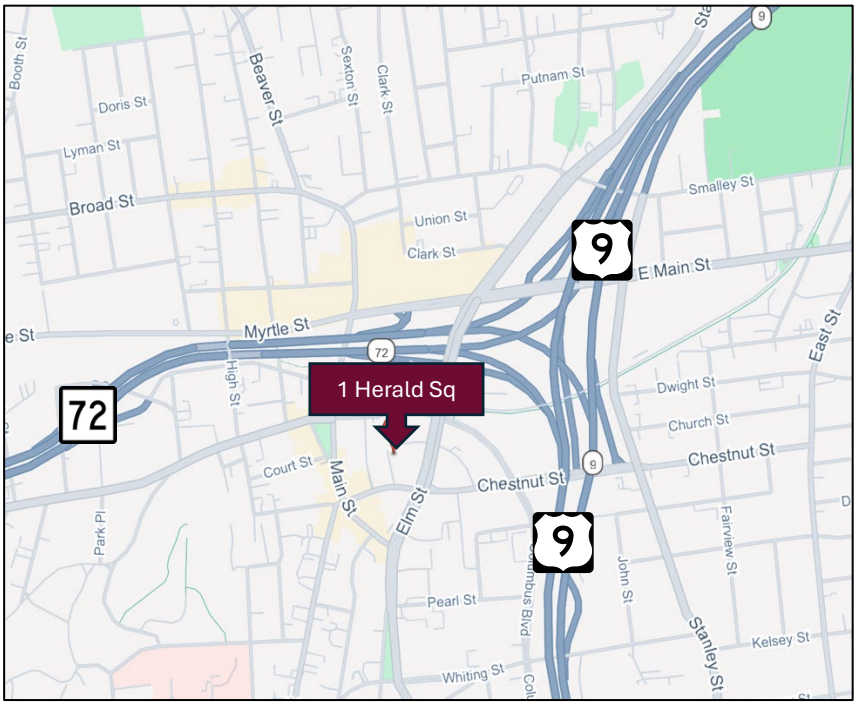
1 Herald Square, New Britain, CT 06051

6,500± SF OFFICE SPACE AVAILABLE

LEASE RATE $15/SF FULL-SERVICE GROSS

HIGHLIGHTS

- 2nd Floor Office
- Ideal for Educational, Vocational, or Workforce Training Operations
- Elevator
- Located on Bus Line
- Fully Built-Out Office space with large classrooms/conference rooms
- 14 Private Offices
- Off Rt. 9 with visibility from Elm Street
- Sublease expires 12/31/2029



CONTACTS

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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA: 32,709± SF
AVAILABLE AREA: 6,500± SF on 2nd floor
CONSTRUCTION: Brick, Masonry
ROOF TYPE: Flat, Tar & Gravel/Rubber
YEAR BUILT: 1978, Renovated 2015

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC
HEAT: Central
SPRINKLERED: Yes
ELEVATOR: Yes – 2 Elevators

SITE INFORMATION

SITE AREA: 2.19± Acres
ZONING: CBD
PARKING: 103 Spaces (3.15/1000)
SIGNAGE: Directory
HWY ACCESS: Rt. 9, Rt. 72

UTILITIES

SEWER/WATER: Public
GAS: TBD

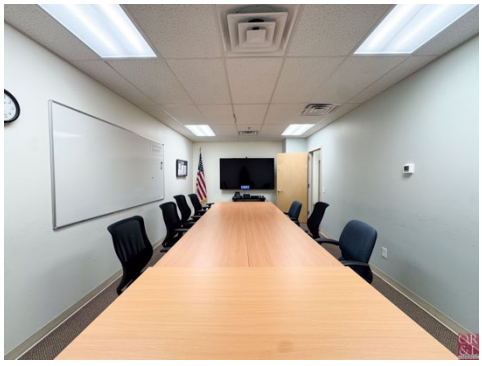
EXPENSES

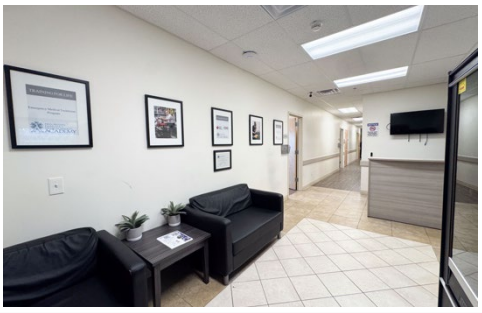
RE TAXES:	☐ Tenant ☑ Landlord
UTILITIES:	☐ Tenant ☑ Landlord
INSURANCE:	☐ Tenant ☑ Landlord
MAINTENANCE:	☐ Tenant ☑ Landlord
JANITORIAL:	☐ Tenant ☑ Landlord



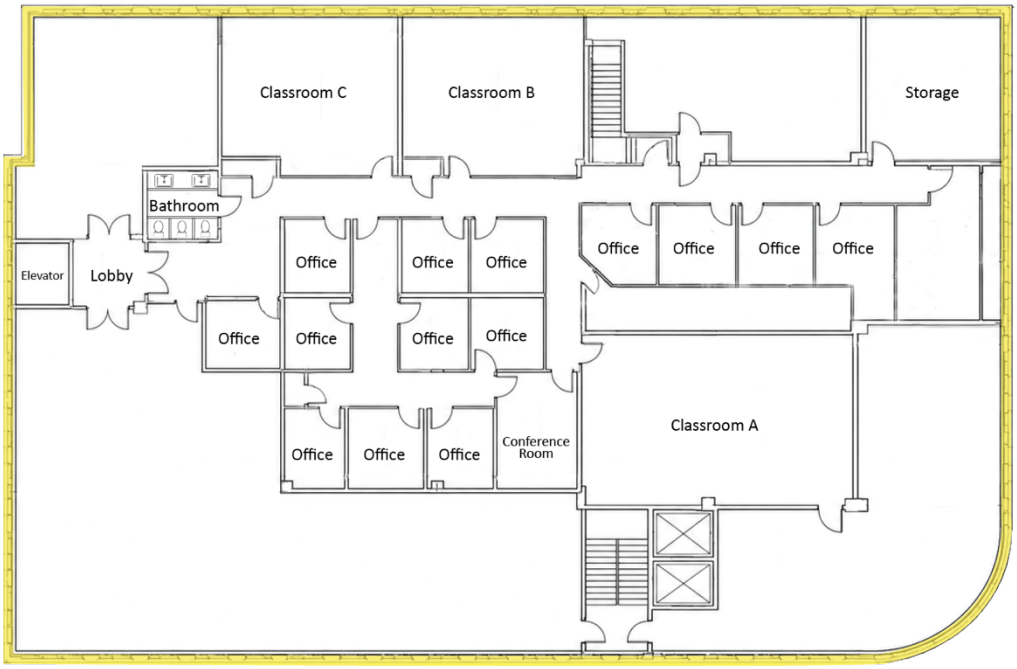












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