



# Medical Office For Lease

175 Capital Boulevard | Rocky Hill, CT



High-Quality  
Medical Office Space in  
Corporate Ridge

KSPartners | CBRE





# Property Overview

**175 Capital Boulevard is a premier office/medical office building located within the Corporate Ridge Office Park in Rocky Hill.**

CBRE is pleased to announce the availability of ±9,150 SF of medical office space for lease on the fourth floor at 175 Capital Boulevard, a Class A office/medical office building located just off Interstate 91 at Exit 23 in Rocky Hill.

175 Capital Boulevard offers warm, brightly-lit office space with direct elevator lobby exposure, freight elevator, and a campus setting with abundant on-site parking and convenient access to local area amenities and business services. It is centered within a growing medical office cluster in Rocky Hill that includes, among others, Orthopedic Associates new state-of-the art surgery center on Capital Boulevard; Trinity Health of New England, Pro-Health Physicians, Starling Physicians, and Hartford Healthcare.

## Property Highlights

**9.1K SF**

Available

**4/1,000**

SF On-site Parking Ratio

**2 Min**

Drive to I-91 via Exit 23

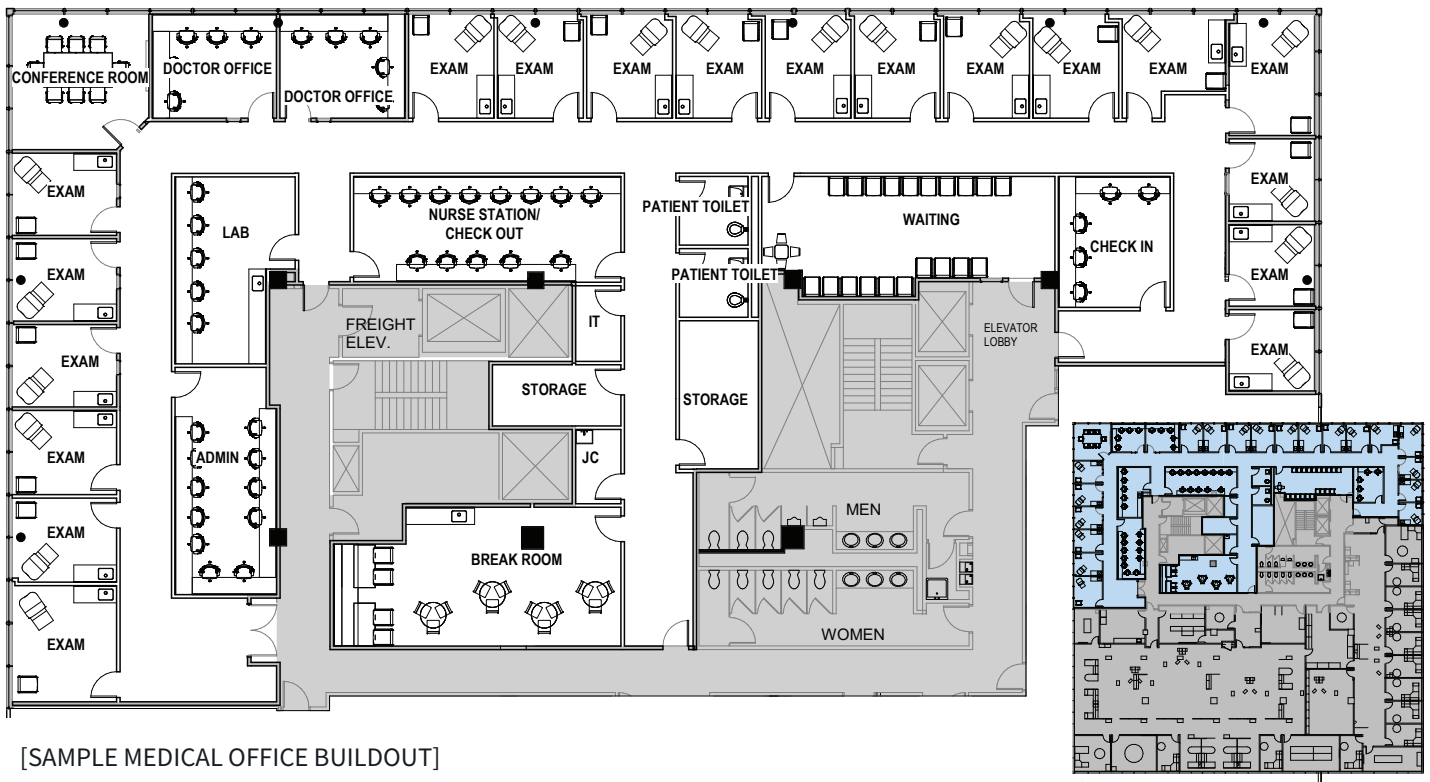
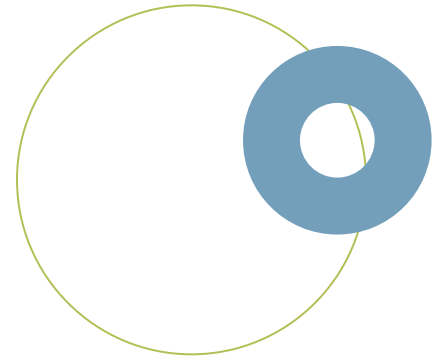
**4 Min**

Drive to Route 3 Amenities



# Floor 4

+/- 9,150 RSF Available



[SAMPLE MEDICAL OFFICE BUILDOUT]

[CLICK HERE FOR VIRTUAL TOUR](#)

■ AVAILABLE SPACE



175 Capital Boulevard features highly-efficient floor plates, abundant natural light, and flexible layouts that can accommodate both medical and traditional office users.



# Area Overview

175 Capital Boulevard is ideally located in Rocky Hill, immediately off Interstate 91 at Exit 23. This excellent regional location benefits from superior highway access and prominent visibility within the well-known Corporate Ridge business park, historically one of the most highly sought-after suburban office locations in Greater Hartford and a growing center for medical office practitioners.

Corporate Ridge offers a park-like corporate campus environment combined with easy access to numerous business services, restaurants, retail and residential neighborhoods, making it ideal for a both medical office and traditional office users alike. Major occupiers in the Park and immediate vicinity include United Way of CT, MTU Aero Engines, WFSB Channel 3, CREC Academy of Aerospace & Engineering, the Sheraton Hotel, Regus, Arburg and the Henkel Corporation. Major medical office users at Corporate Ridge include Orthopedic Associates of Hartford, which constructed a state-of-the art, new 55,000 SF medical center on 9.0 acres in 2019 and plans to expand; as well as Sono Bello



Growing Regional Center for

**Medical Office**



Immediate Interstate 91

**Highway Access**



Proximate to Numerous

**Local Amenities**



**ORTHOPEDIC ASSOCIATES OF HARTFORD**



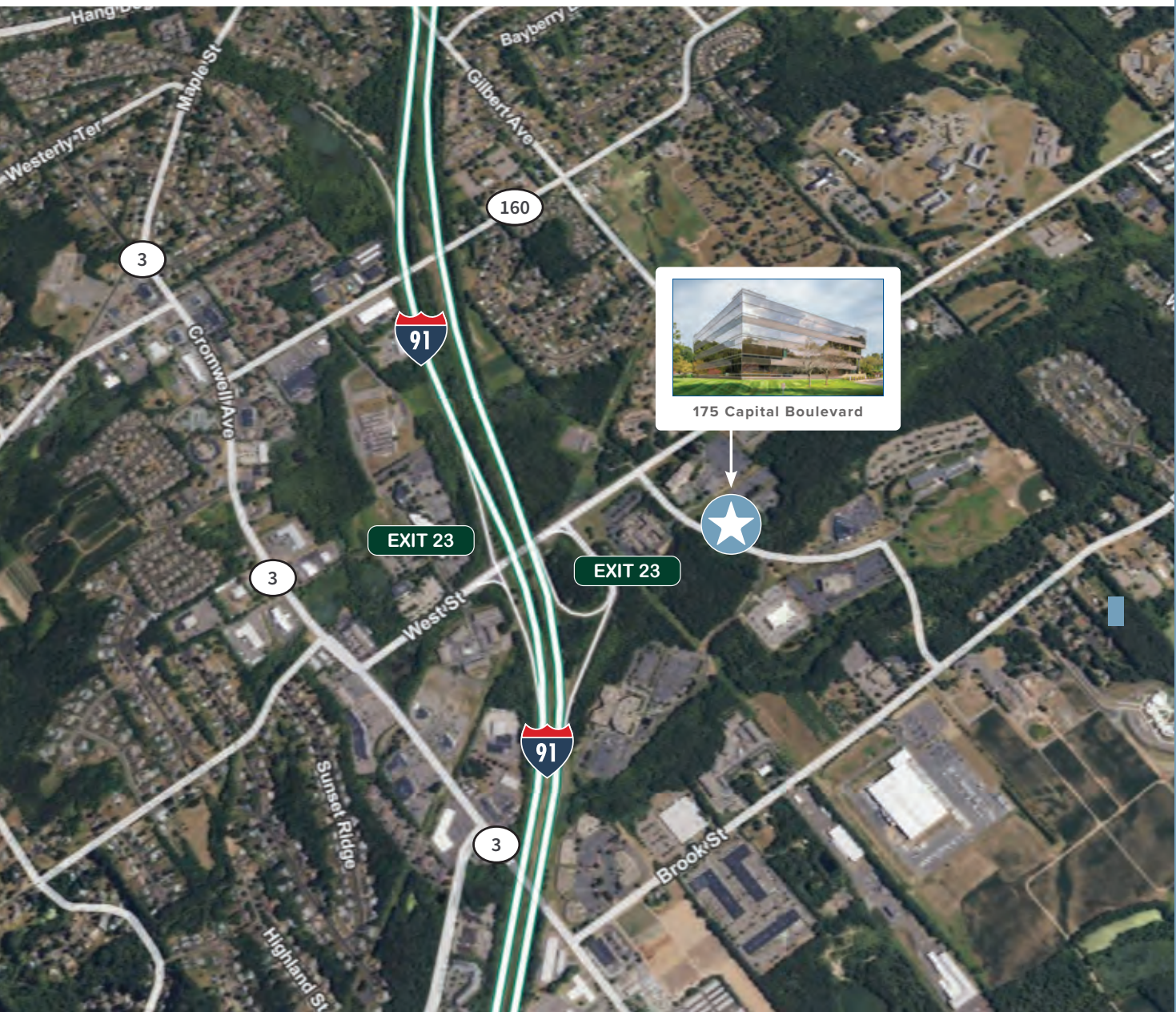
**ORTHOPEDIC SURGICAL PARTNERS  
ORTHO SPEED PASS**



and Women’s Health USA. A number of additional medical specialists and services can be found on nearby Cromwell Avenue (Route 3) including Orthopedic Surgical Partners, Hartford Healthcare, Pro-Health Physicians, Starling and Trinity Healthcare of New England.

## Regional Demographics

	1 MILE	3 MILES	5 MILES
<b>Estimated 2024</b>			
Population	3,635	42,031	111,383
Daytime Population	8,717	51,322	118,202
No. of Households	1,512	17,679	47,575
Average HH Income	\$128,105	\$145,244	\$137,795
Median Age	43.3	44.2	43.8





## Contact Us

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