



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SUBLEASE

THE AERODOME, 670 BOSTON POST ROAD, MADISON, CT 06443  
PROFESSIONAL OFFICE SPACE – 1,000 - 3,380± SF 2<sup>nd</sup> Floor

**SUBLEASE RATE: \$22.00/SF NNN** – *Sublease Term Expires 12/31/2028*

## HIGHLIGHTS

- Professional Office Space in Signature Building – The Aerodome
- Madison’s Downtown Central Business District Location
- 1,000 - 3,380± SF Available for Sublease
  - Second Floor Availability
- Beautifully Appointed Space with High-End Finishes
- Walking Distance to Many Amenities

## CONTACT

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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.

**BUILDING INFORMATION**

**GROSS BLDG AREA:** 9,520± SF  
**AVAILABLE AREA:** 3,380± SF – 2<sup>nd</sup> Floor  
**WILL SUBDIVIDE TO:** 1,000± SF  
**MAX CONTIGUOUS SF:** 3,380± SF  
**CONSTRUCTION:** Masonry & Wood Frame  
**ROOF TYPE:** Metal / Tin  
**YEAR BUILT:** 2005

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central Air  
**HEATING:** Gas, Forced Air  
**SPRINKLERED:** Yes  
**ELEVATORS:** Yes, 1

**SITE INFORMATION**

**SITE AREA:** 0.34± Acre  
**ZONING:** DW  
**PARKING:** Street & Parking Lot  
**SIGNAGE:** Building  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-95  
**TRAFFIC COUNT:** 12,200± ADT

**UTILITIES**

**SEWER/WATER:** Septic / Public Connected  
**GAS:** Yes

**TAXES**

**ASSESSMENT:** \$1,521,900  
**MILL RATE / TAXES:** 22.43 / \$34,136.22

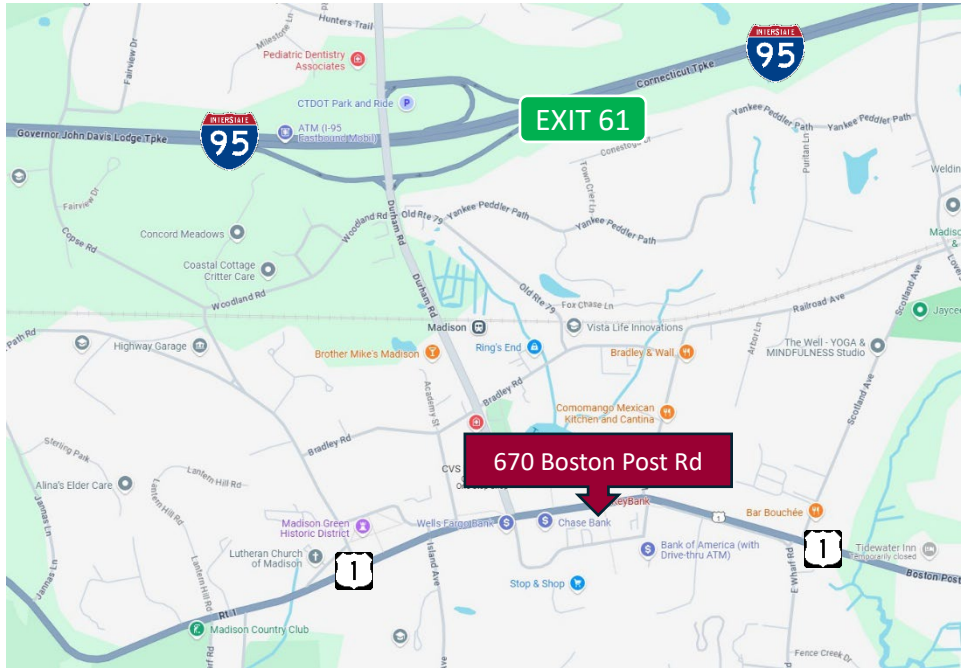
**EXPENSES**

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord

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