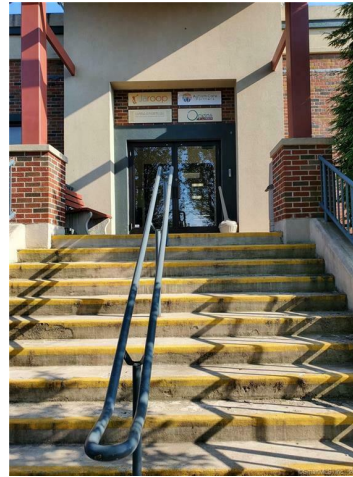


LEASE

259 NEW BRITAIN ROAD - SPACE FOR LEASE

259 New Britain Rd Berlin, CT 06037



PROPERTY DESCRIPTION

Beautiful 5,000 square foot office space available in professional building in Berlin, CT. Locally owned and managed, this space is handicap accessible and a nice mixture of private offices and open space. It is in very good condition, minimum of 36 month term. Please contact listing Broker at least 24 hours in advance of touring site. \$13 psf, nnn. There is also a 2,400 sf ground floor space accessed down 8 stairs. There is a ramp down to the office and it was previously a medical office. \$12 psf nnn. This is a three year sub-lease. Additional years available. BUILDING IS FOR SALE

PROPERTY HIGHLIGHTS

- local ownership
- plenty of parking
- handicap accessible

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,000 SF
Lot Size:	1.02 acres
Building Size:	5,000 SF
Zoning:	CCD-1
APN:	09003007-3-3-28-17

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	531	3,117	8,442

Mario Longobucco
Commercial Associate
860 307 5945

Donald Sagarino
860 836 8711

James McCall
Commercial Associate
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

259 NEW BRITAIN ROAD - SPACE FOR LEASE

259 New Britain Rd Berlin, CT 06037



Mario Longobucco
Commercial Associate
860 307 5945

Donald Sagarino
860 836 8711

James McCall
Commercial Associate
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

259 NEW BRITAIN ROAD - SPACE FOR LEASE

259 New Britain Rd Berlin, CT 06037



Mario Longobucco
Commercial Associate
860 307 5945

Donald Sagarino
860 836 8711

James McCall
Commercial Associate
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

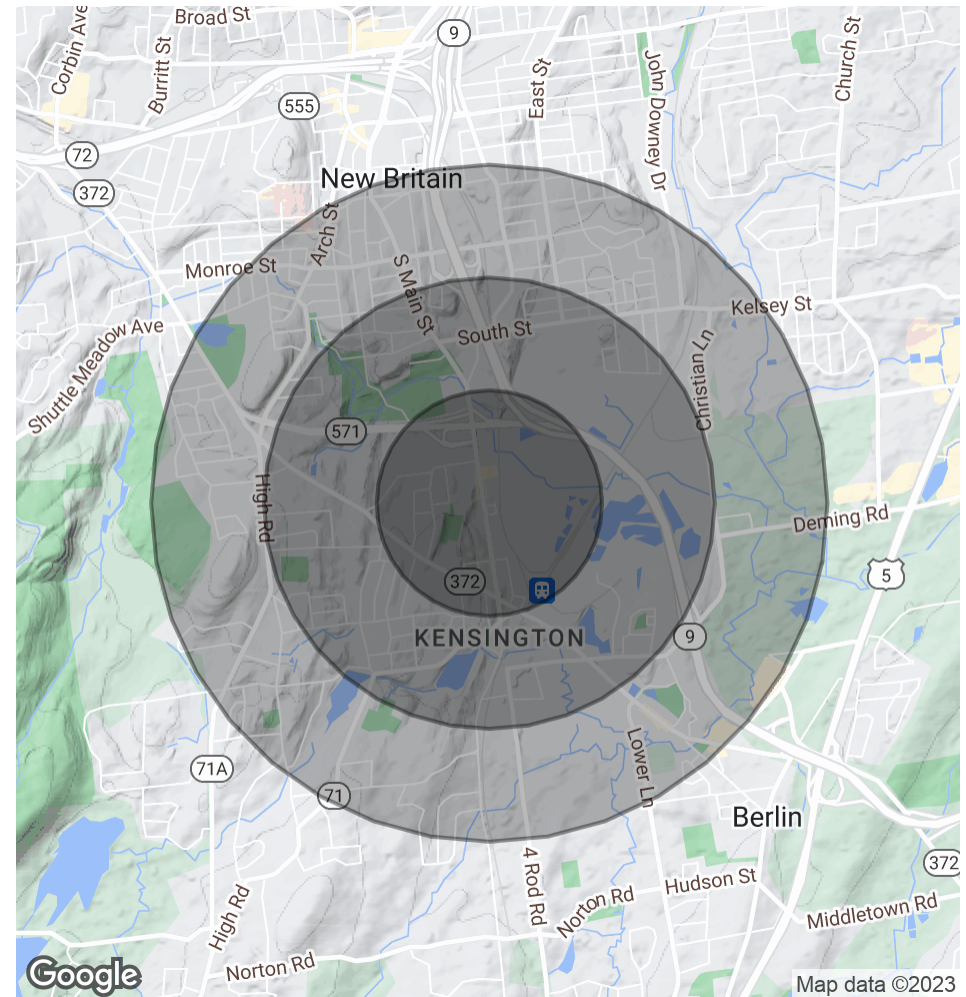
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,092	7,014	19,532
Average Age	48.8	46.3	40.3
Average Age (Male)	46.5	44.8	37.3
Average Age (Female)	55.3	44.5	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	531	3,117	8,442
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$103,921	\$85,570	\$71,731
Average House Value	\$243,688	\$213,971	\$187,758

* Demographic data derived from 2020 ACS - US Census

259 NEW BRITAIN ROAD - SPACE FOR LEASE

259 New Britain Rd Berlin, CT 06037



Mario Longobucco
Commercial Associate
860 307 5945

Donald Sagarino
860 836 8711

James McCall
Commercial Associate
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY