



# FOR LEASE

200 Executive Boulevard, Southington, CT 06489

UP TO 17,850± SF OFFICE SPACE AVAILABLE ON 4<sup>th</sup> FLOOR (10,150± SF Contiguous)

LEASE RATE \$18.00/SF Full Service Gross

## HIGHLIGHTS

- 150,000 SF Class “A” Office
- Multiple Suites available
- 4 floors
- 600 parking spaces
- Signalized entrance
- 3 loading docks
- Full renovation completed
- Directly off I-84, Exit 31
- Many area amenities available with over 34 restaurants within 3 miles

## CONTACTS

**Robert Gaucher** | (860) 761-6006  
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2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

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# FOR LEASE

**LEASE RATE \$18.00/SF Full Service Gross**

**200 Executive Blvd, Southington, CT**

**1,600± SF – 10,150± SF**

### BUILDING INFORMATION

**GROSS BLD. AREA:** 150,000± SF

**AVAILABLE AREA:** 17,850± SF total of 4<sup>th</sup> floor

**# OF FLOORS:** 4 FLOORS

### SPACE BREAKDOWN:

Suite 4B: 7,700± SF, Suite 4F: 4,000± SF,  
Suite 4G: 2,050± SF, Suite 4H: 1,600± SF,  
Suite 4I: 2,500± SF can be made available

**WILL SUBDIVIDE TO:** 1,600± SF

**MAX CONTIGUOUS SF:** 10,150± SF

**FLOOR PLATE:** 37,500± SF

**LOADING DOCKS:** 3

**COLUMN SPACING:** 32' x 36'

**CONSTRUCTION:** Steel frame/concrete

**ROOF TYPE:** EPDM w/ Rock Balast Membrane

**YEAR BUILT:** 1984, renovated 2015

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas Fired Boilers with Air Handlers, new central HVAC Management System in 2015

**SPRINKLERED:** 100% Wet System

**ELECTRIC/POWER:** 10,000 amps/277/  
480 volts/3 ph

**ELEVATORS:** (3) total elevators

**GENERATOR:** Diesel Back-up power generator

### SITE INFORMATION

**SITE AREA:** 9.99± acres

**ZONING:** I-1

**PARKING:** 600 parking spaces

**SIGNAGE:** Directory

**VISIBILITY:** Excellent from I-84

**HWY ACCESS:** Directly off I-84 Exit 31

**TRAFFIC COUNT:** 40,212 ADT on I-84

### UTILITIES

**SEWER:** City

**WATER:** City

**GAS:** CNG

### EXPENSES

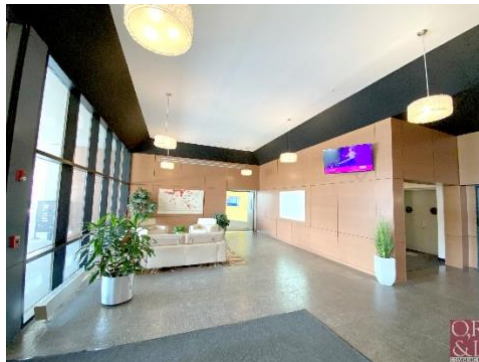
**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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