

**SUBLEASE SPACE AVAILABLE - FULLY FURNISHED
PRIME CLASS A OFFICE OPPORTUNITY**

FLOOR/AREA: 5,706 RSF - 13,329 RSF

DATE AVAILABLE: Immediately

TERM EXPIRES: September 30, 2019

NEW ASKING RATE: \$20.00/RSF Gross, Full Service

Excellent opportunity in brand new Class A office property adjacent to Magellan's regional corporate headquarters. Space is available for immediate occupancy with workstations in-place. Join tenants Ironwood Capital and Paragon Insurance Holdings in a beautiful building conveniently located at the intersection of Nod Road and Route 44 in Avon.

**45
NOD ROAD**

AVON, CT



FOR MORE INFORMATION CONTACT:

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CB Richard Ellis - N.E. Partners, LP, a CBRE Joint Venture

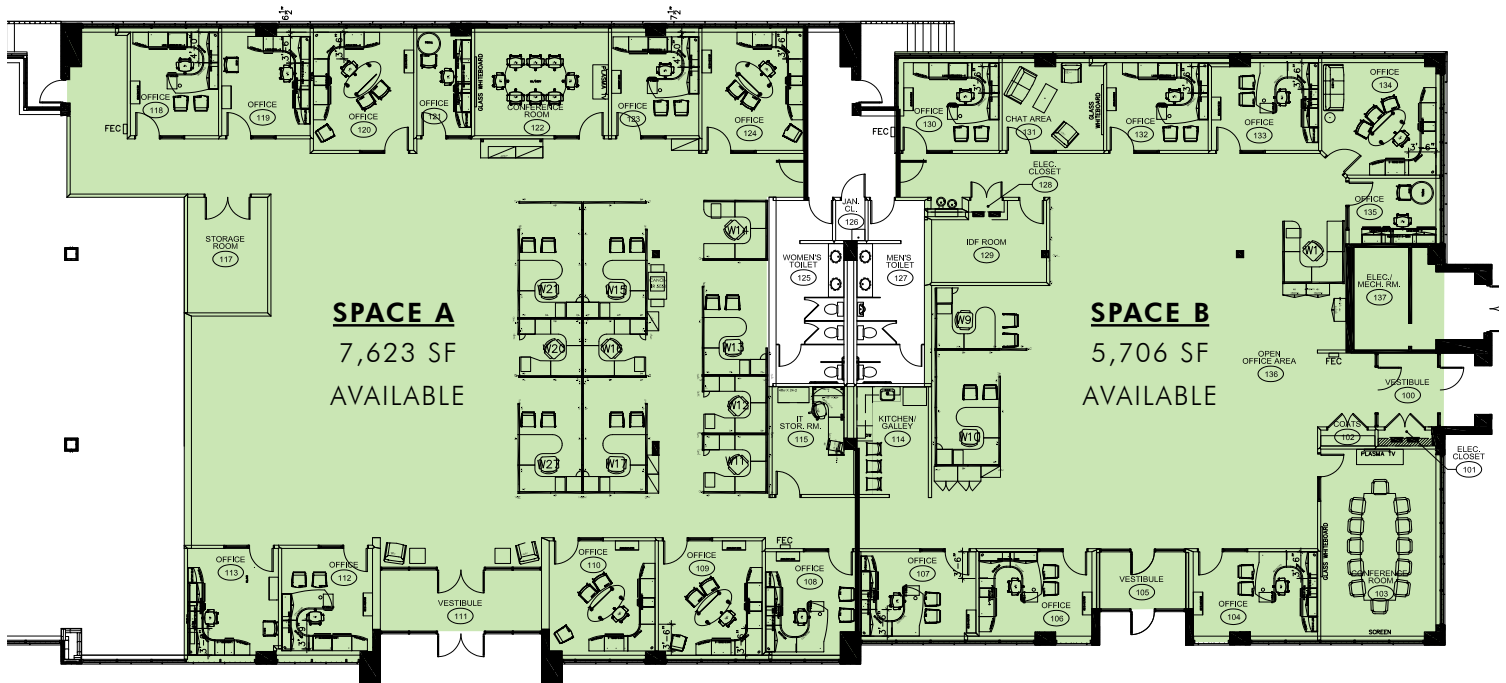
FOR
SUBLEASE



45 NOD ROAD

AVON, CT

AVAILABLE FOR IMMEDIATE OCCUPANCY



*Either space can be subdivided or expanded up to 13,329 RSF



PROPERTY HIGHLIGHTS

- :: 19,500 SF Class A Office Building
- :: Excellent location off Route 44 at the base of Avon Mountain
- :: Park-like suburban office setting
- :: Brand-new furniture available for sale or lease
- :: Exterior signage available
- :: 4/1,000 on-site parking
- :: Existing layout includes private offices with wide-paneled glass side lights, conference room, IT room, kitchen/break room, storage, server room and large open office area

FOR MORE
INFORMATION
PLEASE
CONTACT

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