



The lessor, a small business owner himself, wants to lend a helping hand during this challenging time by offering this furnished office suite on a tiered lease over five years commencing at a significant discount and transitioning to a competitive market rate in the fifth year. \$12, \$14, \$15, \$16, \$18 per square foot, per year. Competitive offers for a different term of years will be considered. Tenant will find the utilities & taxes over base are better than fair.



Not intended as a solicitation if your property is already listed by another broker. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Real Estate LLC are independent contractor agents and are not employees of the Company. ©2018 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo are service marks registered or pending registration owned by Coldwell Banker Real Estate LLC.

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# 120 COMMERCE COURT, 2<sup>ND</sup> FLOOR CHESHIRE, CT

5 OFFICE SUITE | 2,217 SQUARE FEET | \$2,217 PER MONTH, FIRST YEAR

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## OFFICE SUITE FILLED WITH NATURAL LIGHT

These second floor offices are a design team's dream. Five private offices, a collaborative work room, plus a glass conference room and an executive office with a private en suite. Crown moulding and detailed trim work throughout add a richness to this professional office space. Conveniently located in central Connecticut between 84 & 91, just a mile south of 691, on the north side of Cheshire. You and your clients from across the state will be impressed with your office located in a park-like setting.

## ONE OF A KIND PROFESSIONAL OFFICE

- Striking Entrance
- Glass Enclosed Conference Room
- Work Room with Built-in Drafting Table
- Executive Office with Private en Suite
- Furnishings Shown are Included



### JAMI FERGUSON CHESHIRE REALTY SPECIALIST

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