

FOR LEASE

OFFICE SPACE

UP TO 23,218 SF

55 NOD ROAD

Avon, CT



CBRE is pleased to offer for lease up to 23,218 SF of office space at 55 Nod Road in Avon, Connecticut. This Class A building is located in close proximity to Route 44 and Avon Town Center.



PROPERTY HIGHLIGHTS

- + **Available Space:**
 - First Floor: 7,418 SF (owner will consider subdividing to 2,500 SF)
 - Second Floor: 7,015 SF + 8,785 SF (15,800 SF total)
- + Entire second floor, totaling 15,800 SF, could be made available for contiguous 23,218 SF
- + Plug and play space that includes furniture
- + Views of Avon Mountain, Heublein Tower and Blue Fox Run Golf Course
- + High-end finishes and materials
- + Free parking on-site
- + **Asking Lease Rate:** \$22.00/SF, gross



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INTERIOR PHOTOS



FLOOR PLAN

FIRST FLOOR • 7,418 SF



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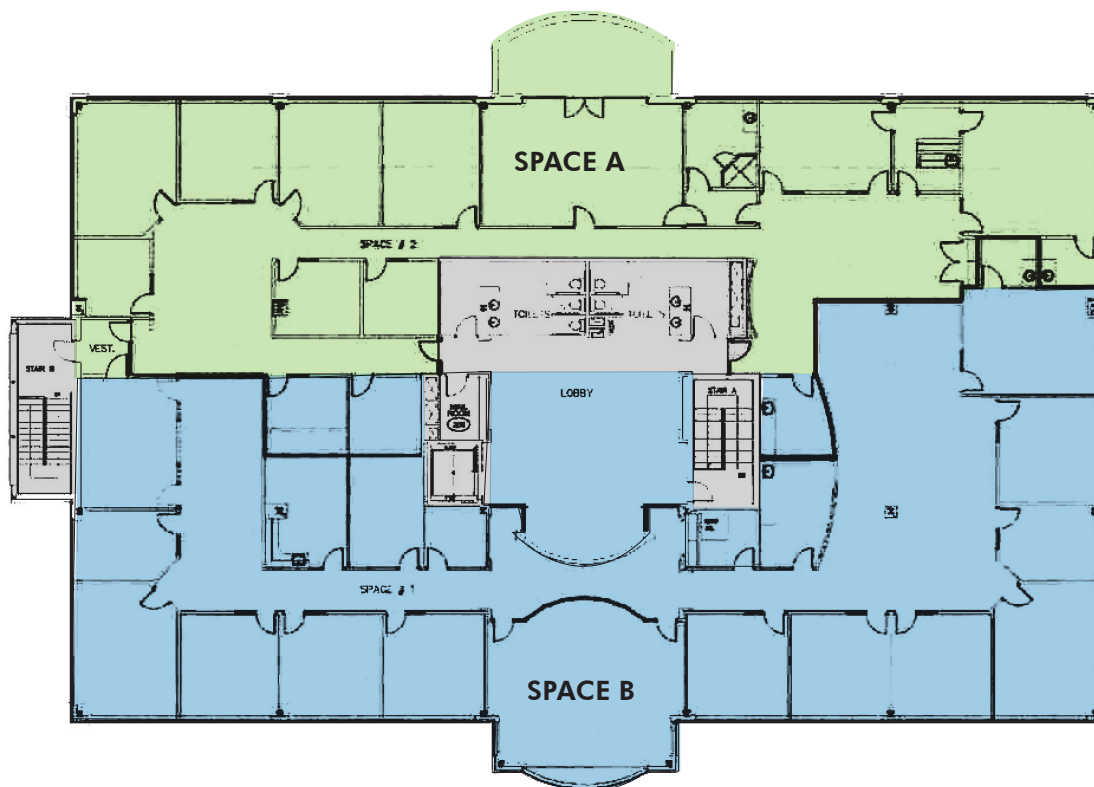
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FLOOR PLAN

SECOND FLOOR • 7,015 SF (SPACE A) + 8,785 SF (SPACE B) = 15,800 SF CONTIGUOUS



CONTACT US

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