

FOR LEASE

# OFFICE/FLEX SPACE

## 8,701 SF

8 FAIRFIELD BOULEVARD

Wallingford, CT

NEW OWNERSHIP



CBRE is pleased to offer 8,701 SF of office/flex space at 8 Fairfield Boulevard in Wallingford, Connecticut, with new ownership implementing a substantial capital improvement plan with upgrades throughout and offering aggressive tenant improvement packages. This single-story office/flex building is located in Central Business Park, one mile from Exit 15 off Interstate 91. The suite is configured with a combination of private offices, conference rooms, open bullpen, kitchen/break room areas, bathrooms, but can be reconfigured to suit the needs of a new tenant. The building is conveniently located at the center of the state with easy access to all major highway arteries. The property is accessible to hotel accommodations, banks, retail and business services.

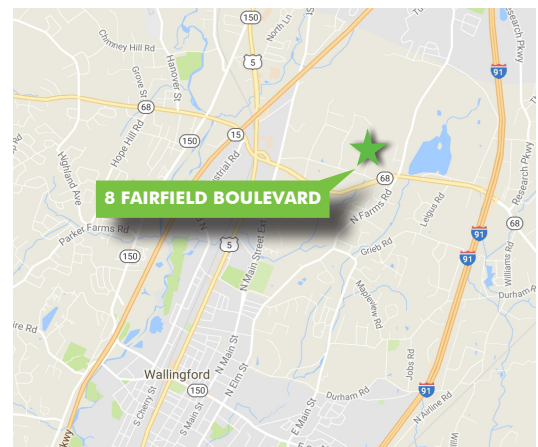


## PROPERTY FEATURES

- + 5,125 SF and 3,576 SF (contiguous)
- + New roof
- + New driveway
- + New landscaping
- + Upgraded lighting and courtyards
- + In proximity to Interstate 91 via Exit 15 and Route 15 via Exit 66
- + Midway between Hartford and New Haven
- + \$8.75/SF NNN (CAM is \$3.72/PSF)



## LOCATION MAP



[www.cbre.us/hartford](http://www.cbre.us/hartford)

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## FLOOR PLAN



## BUILDING HIGHLIGHTS

- + Flexible layout
- + Direct access to parking lot
- + Configured with a combination of open area and private offices



## CONTACT US

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