

# LEASE

## LITCHFIELD COWORKING OFFICES

10 Cobble Court Litchfield, CT 06759



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 10 Cobble Court, located in Litchfield, Connecticut. Brand new offices are now being offered in Litchfield's historic Cobble Court, surrounded by every amenity that Litchfield has to offer, including six restaurants, fabulous shopping, and a post office right around the corner. The old livery stable has been restored into a state-of-the-art office setting offering 10 individual offices of various sizes, each with its own personality. Each office is being offered the use of a generous kitchen and open social space. Unique features include curated artwork and decor, with nods to the past such as a conference room table made from the building's original chestnut floorboards.

### PROPERTY HIGHLIGHTS

- Rent Includes utilities, internet & cleaning
- Newly renovated space featuring state-of-the-art internet hardwire, phone, and in-place technology
- New ultra-clean HVAC climate-controlled system
- New paint, carpet, intra-demising wall, floor and ceiling insulation for sound and climate
- All the charm and style of the Historic Litchfield Green with the luxury and convenience of a modern office environment

### OFFERING SUMMARY

Lease Rate:	\$750.00 - 1,550.00 per month (Gross)
Number of Units:	10
Available SF:	110 - 285 SF
Building Size:	1,695 SF

**David Dean**  
860 459 6009

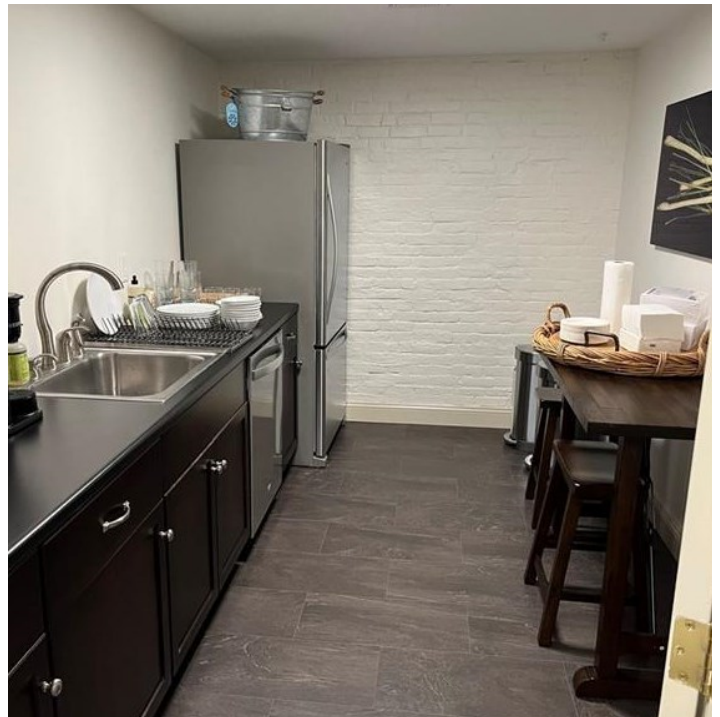
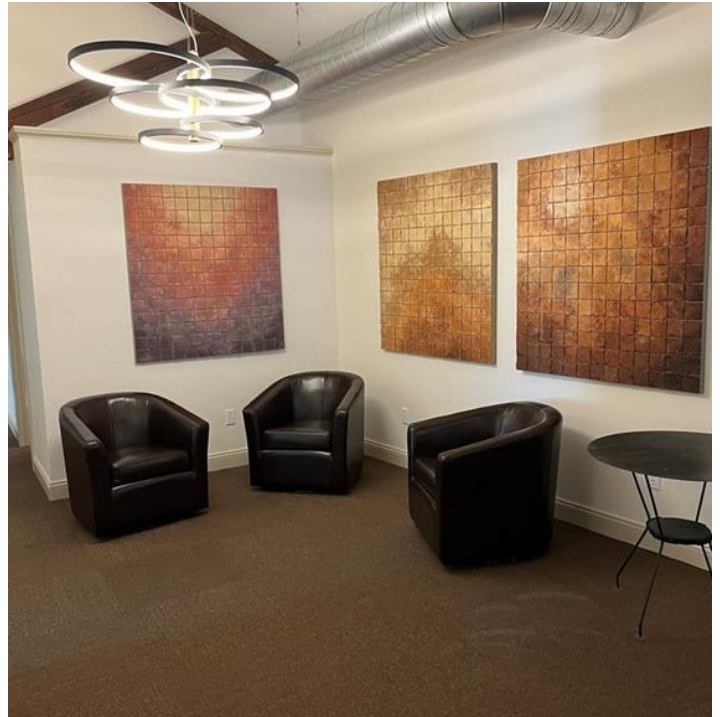


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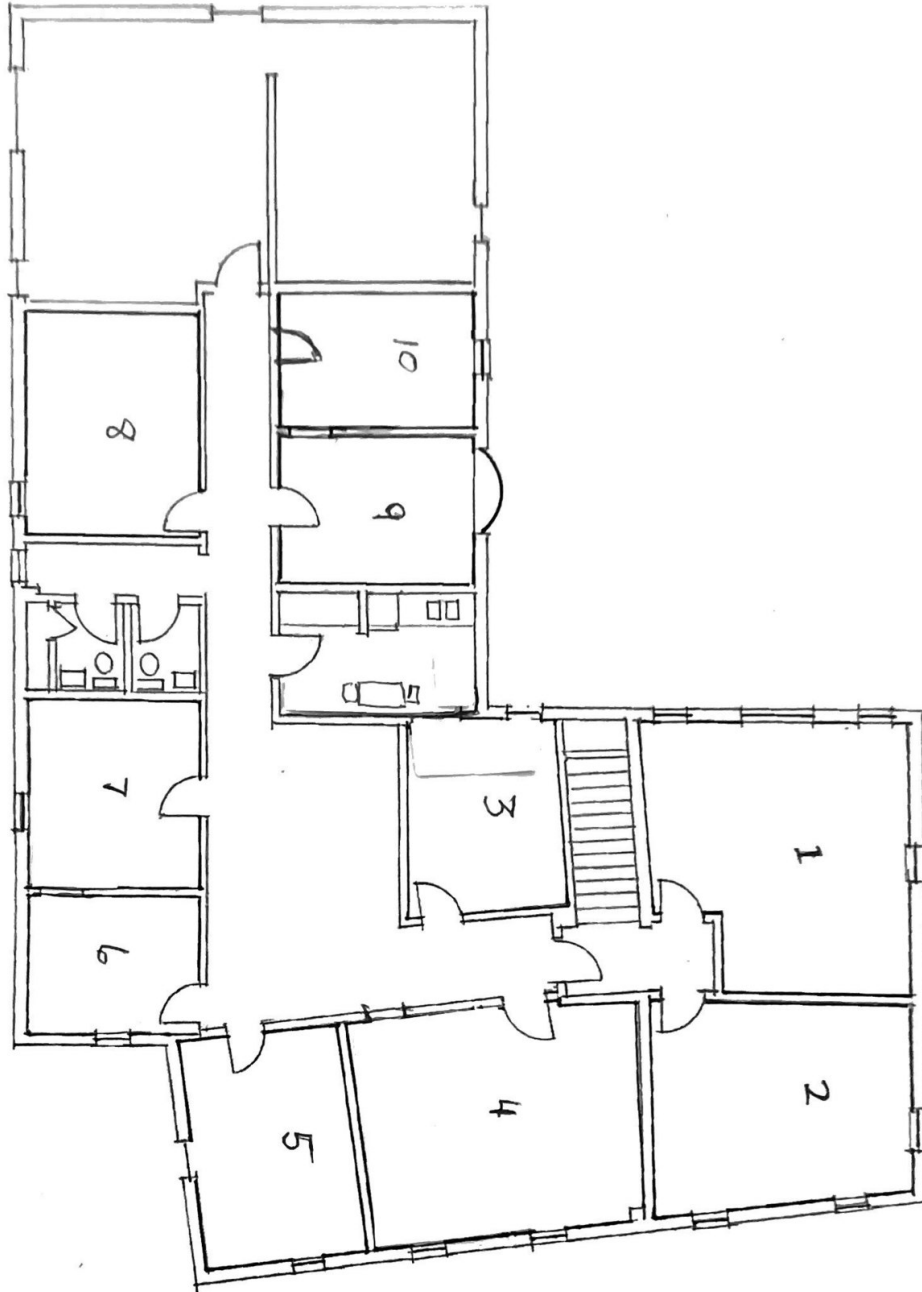


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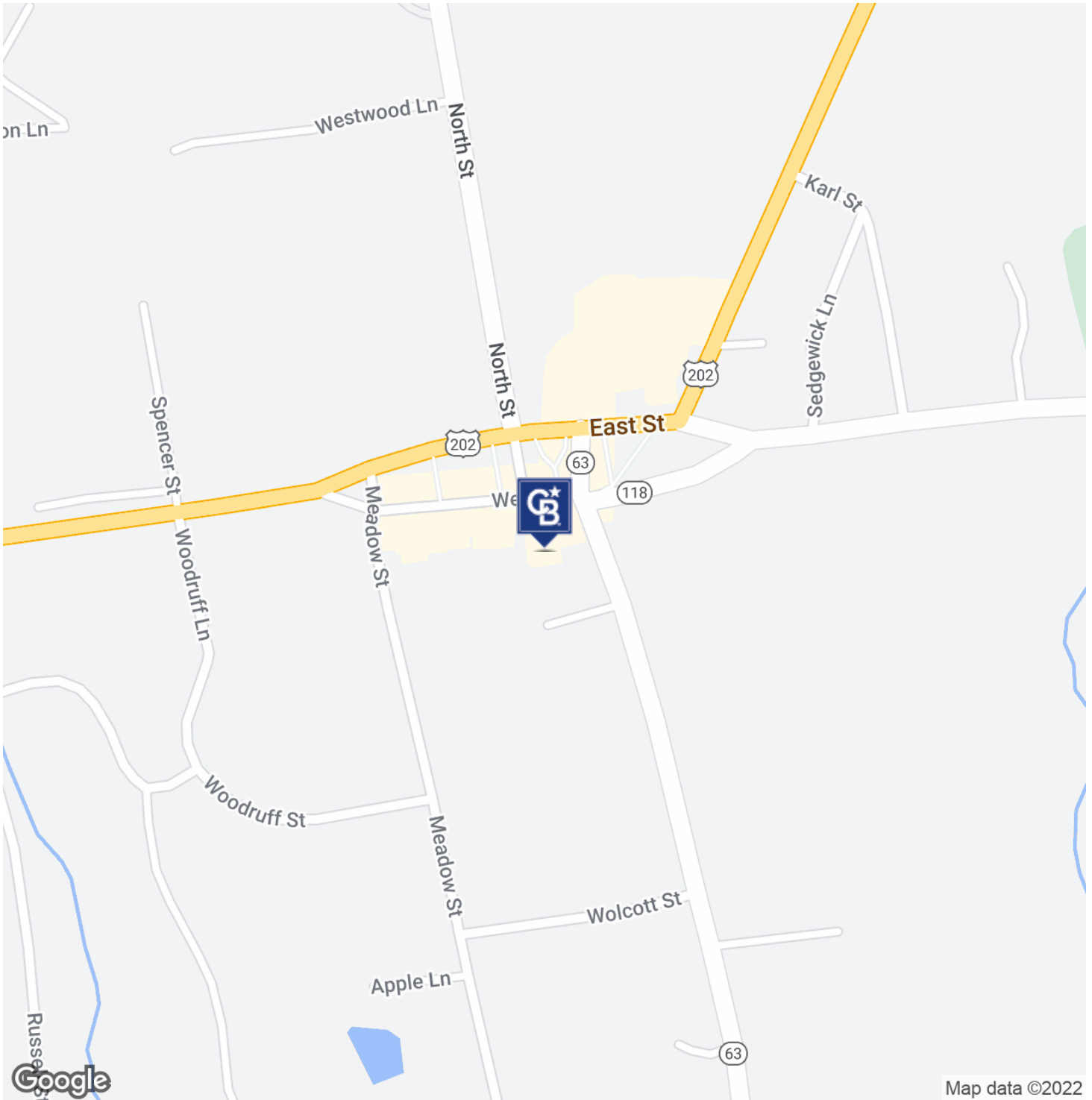


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### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	110 - 285 SF	Lease Rate:	\$750.00 - \$1,550.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1	Available	275 SF	Gross	\$1,550 per month
Unit 2	Available	225 SF	Gross	\$1,350 per month
Unit 4	Available	285 SF	Gross	\$1,550 per month
Unit 5	Available	110 SF	Gross	\$950 per month
Unit 6	Available	110 SF	Gross	\$750 per month
Unit 7	Available	150 SF	Gross	\$950 per month
Unit 8	Available	145 SF	Gross	\$950 per month
Unit 9	Available	150 SF	Gross	\$950 per month
Unit 10	Available	120 SF	Gross	\$850 per month

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