

FOR SUBLEASE

CLASS A OFFICE SPACE

±2,500 SF AVAILABLE

139 SIMSBURY ROAD

Avon, CT



PROPERTY OVERVIEW

CBRE is pleased to offer for sublease approximately 2,500 SF or the entire first floor of 139 Simsbury Road in Avon, Connecticut. Situated on 1.20 acres, this signature office building offers an excellent location just off of Route 44 in Avon. Newer, high-quality construction and exterior signage available (to be shared with New England Guild). Sublease space includes five offices, two conference rooms, bullpen area and large reception/open work area.

PROPERTY HIGHLIGHTS:

- + Existing FF&E available
- + Newer Class A office space with superior access and visibility on Route 10/202 (Simsbury Road)
- + On-site parking ratio of 4.0/1,000 SF
- + Attractive asking sublease rate of \$16.00/SF Gross



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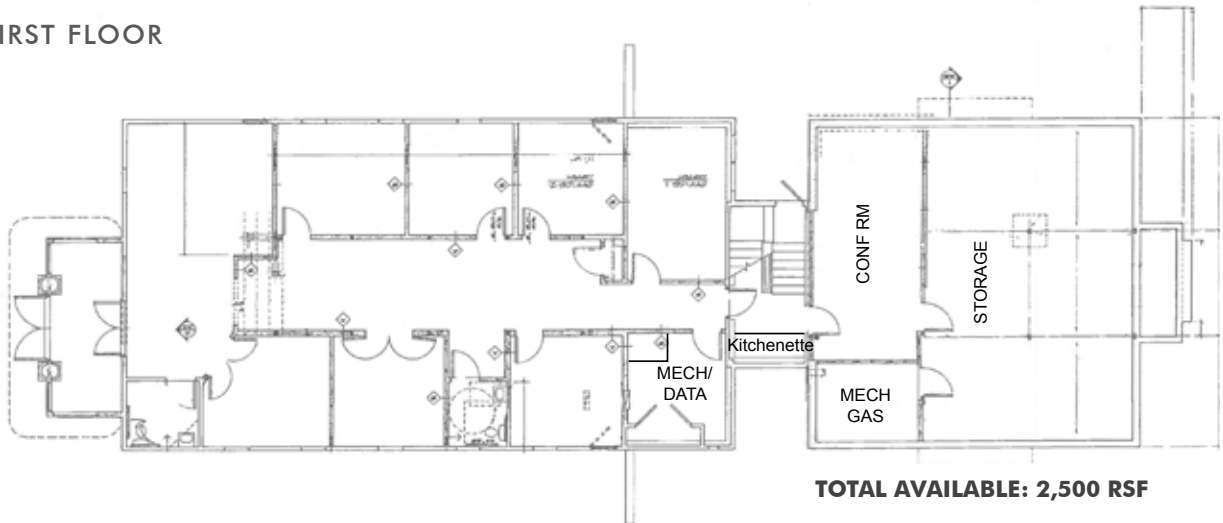
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FLOOR PLANS

FIRST FLOOR



TOTAL AVAILABLE: 2,500 RSF



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