

ONLY 1 SUITE LEFT  
GORGEOUS OFFICE SPACE  
WITH  
CUSTOM BUILDOUTS!



PROFESSIONAL OFFICE / SERVICE  
SUITE FOR LEASE

244 & 248 Main Street, Farmington, CT

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|                  |   |
|------------------|---|
| Building Name    | 248 Main Street   |
| Property Type    | Mixed Office and Service                                |
| Property Subtype | Office Building   |
| Building Size    | 4,416 SF  |
| Year Built       | 2022  |
| Number of Floors | 2   |
| Asking Rent      | Ranging from \$1,700 to \$1,900/Month<br>Modified Gross |

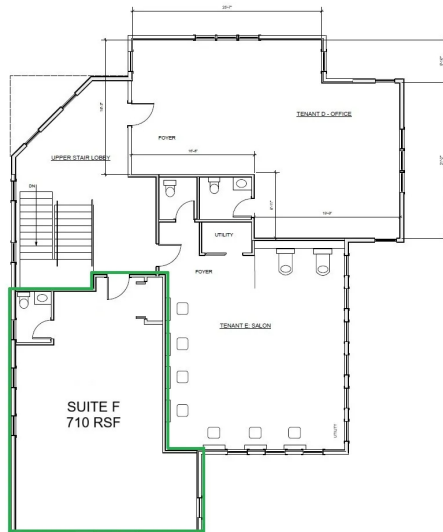
Only one suite remains available at 248 Main Street.

The same builder who redeveloped the adjacent 240 Main Street with many custom Class A appointments has completed the adjacent project. 244 and 248 Main Street set a higher bar, yet remain in character with the neighboring properties. Vastly improved fenestration delivers lots of light and great vibrancy into each space. Both 244 and 248 Main feature all new mechanicals and technology, maximizing efficiency and security for tenants. Buildout can be customized to suit a wide variety of professional office and service needs.

The parking lots at 240 and 244-248 Main are connected for convenience and to help enhance the village ambiance. Each building has two floors of leasable space, and each space includes its own bathroom.



Brand New Modern Office Buildouts with Rustic Touches, Customized to Suit



## LOCATION INFORMATION

|                             |                              |
|-----------------------------|------------------------------|
| Building Name(s)            | 240, 244 and 248 Main Street |
| Vacancies' Street Addresses | 248 Main Street              |
| City, State, Zip            | Farmington, CT 06032         |
| County                      | Hartford                     |
| Sub-market                  | Hartford West                |

## PROPERTY HIGHLIGHTS

- 12,000+ cars per day (ADT)
- Customizable floorplans with exceptional build quality
- Modern security technology and highly efficient mechanicals
- Developed and built by local owner/manager, well-above standard specs
- Separately metered electric, separate heat and air-conditioning per suite
- Well-insulated to maintain quiet interior environment
- Spacious in-suite bathrooms
- Basement storage available
- Over 12,000 Cars per Day
- Numerous nearby shops and restaurants

CONVENIENT TO AREA BUSINESSES  
AND AMENITIES

244 - 248 MAIN ST, FARMINGTON, CT 06032



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