

OFFERING MEMORANDUM

# Office Condo For Sale

8 Independence Drive Unit B,  
Marlborough, CT 06447



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



COMMERCIAL DIVISION<sup>SM</sup>

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## **CONFIDENTIALITY & DISCLAIMER**

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

## PROPERTY OVERVIEW



Located just off Route 66, this property offers seamless connectivity to surrounding business hubs including Glastonbury, Hebron, Colchester, and East Hampton. The location provides excellent regional access while maintaining a professional, low-traffic environment ideal for client-facing businesses.

Marlborough continues to see strong demand from healthcare providers, therapists, accountants, attorneys, and boutique service firms looking to serve the growing residential base in the surrounding towns. Marlborough offers a unique blend of suburban growth, affluence, and limited commercial inventory, making it a highly attractive market for professional office ownership. With continued residential expansion in nearby towns and limited competing office product, this location supports long-term stability and value.

### **This property is perfectly suited for:**

- Medical / wellness practitioners (PT, chiropractic, medspa, counseling)
- Attorneys, accountants, financial advisors
- Real estate, insurance, and consulting firms
- Boutique professional service providers

Pricing: \$299,900

## OFFERING OVERVIEW

### PROPERTY HIGHLIGHTS

- **Office Condo for Sale** – Ideal Owner/User Opportunity
- Professional layout suitable for **medical, wellness, legal, or financial services**
- Ample on-site parking for staff and clients
- Well-maintained complex with strong curb appeal
- Efficient footprint designed for productivity and client experience
- Low-maintenance ownership alternative to leasing

### STRATEGIC BUSINESS ADVANTAGES

- **Own vs. Lease:** Build equity while controlling occupancy costs
- **Professional Synergy:** Located among other established businesses and service providers
- **Client Accessibility:** Easy navigation and convenient parking enhances client retention
- **Scalability:** Ideal for growing practices or satellite office expansion

For investors, this condo presents a compelling opportunity to capture demand from local professionals seeking smaller, efficient office footprints in a supply-constrained Central Connecticut submarket.

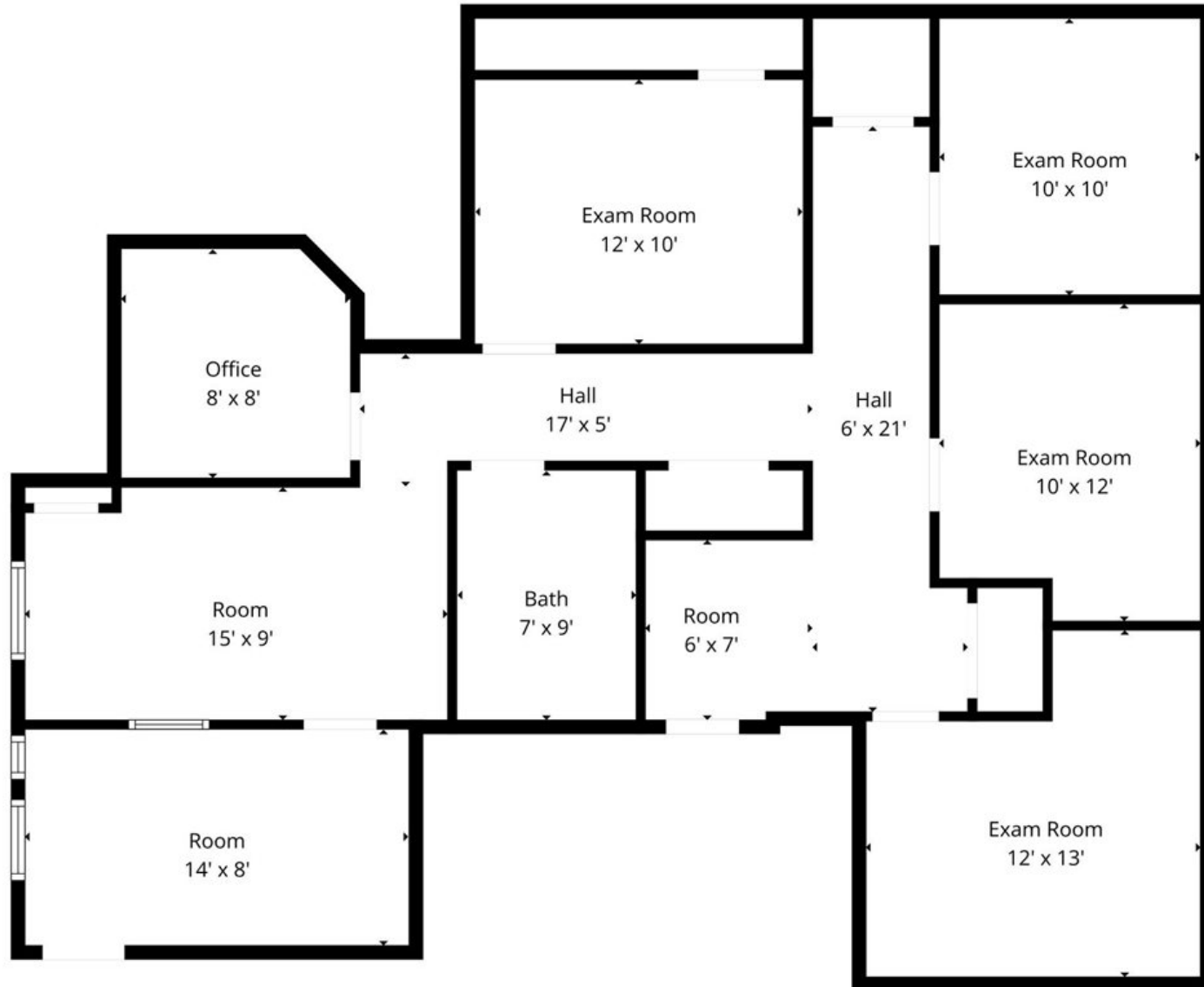


## MARKET PROFILE (drive time bands)

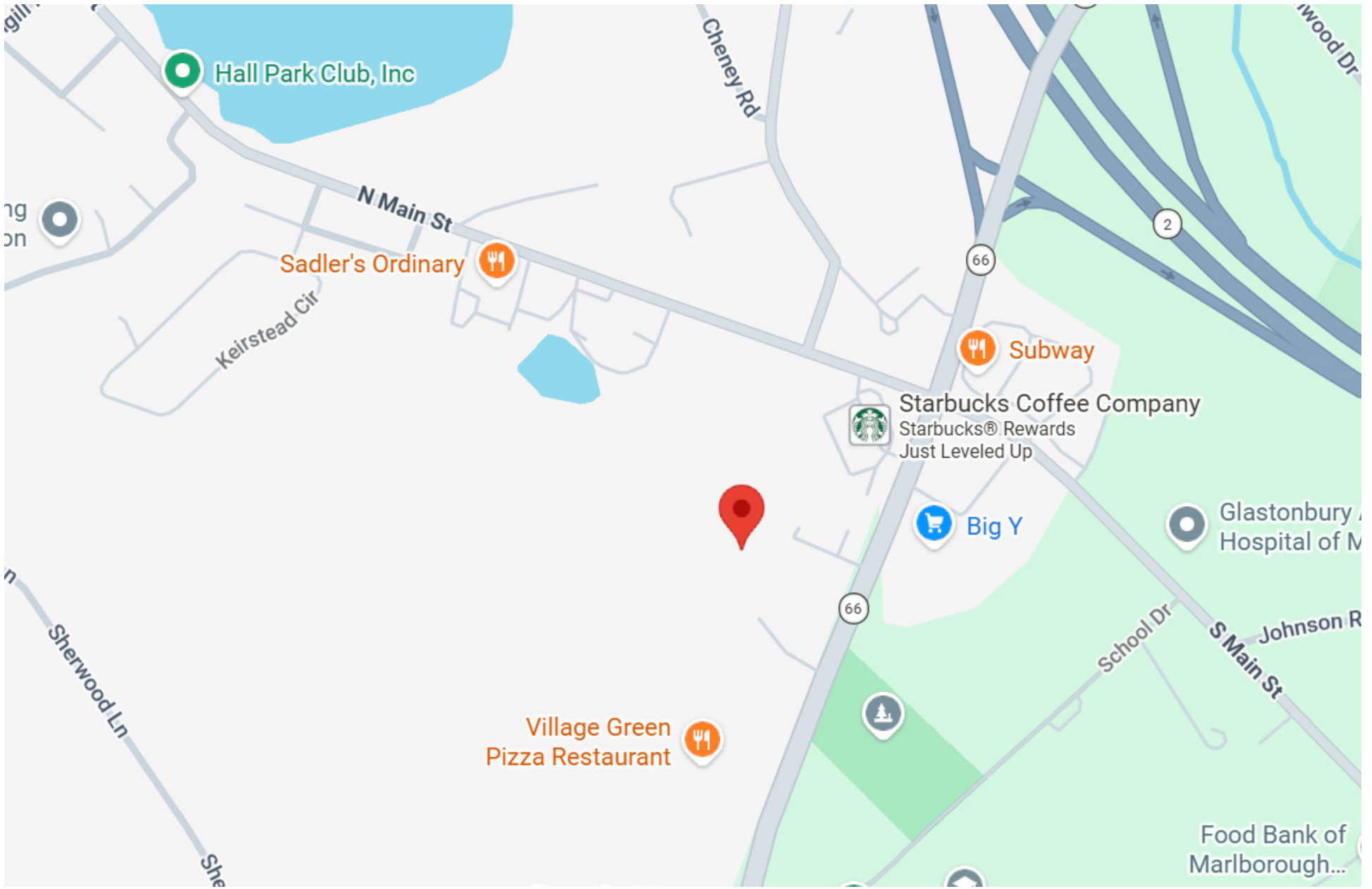
	0-5 Minutes	5-10 Minutes	10-15-Minutes
Population	723	7,473	34,031
Median Age	44.3	46	44.2
Median Household Income	\$134,123	\$129,201	\$132,504
Average Household Income	\$155,511	\$161,951	\$160,026



# FLOOR PLAN



# GOOGLE MAP

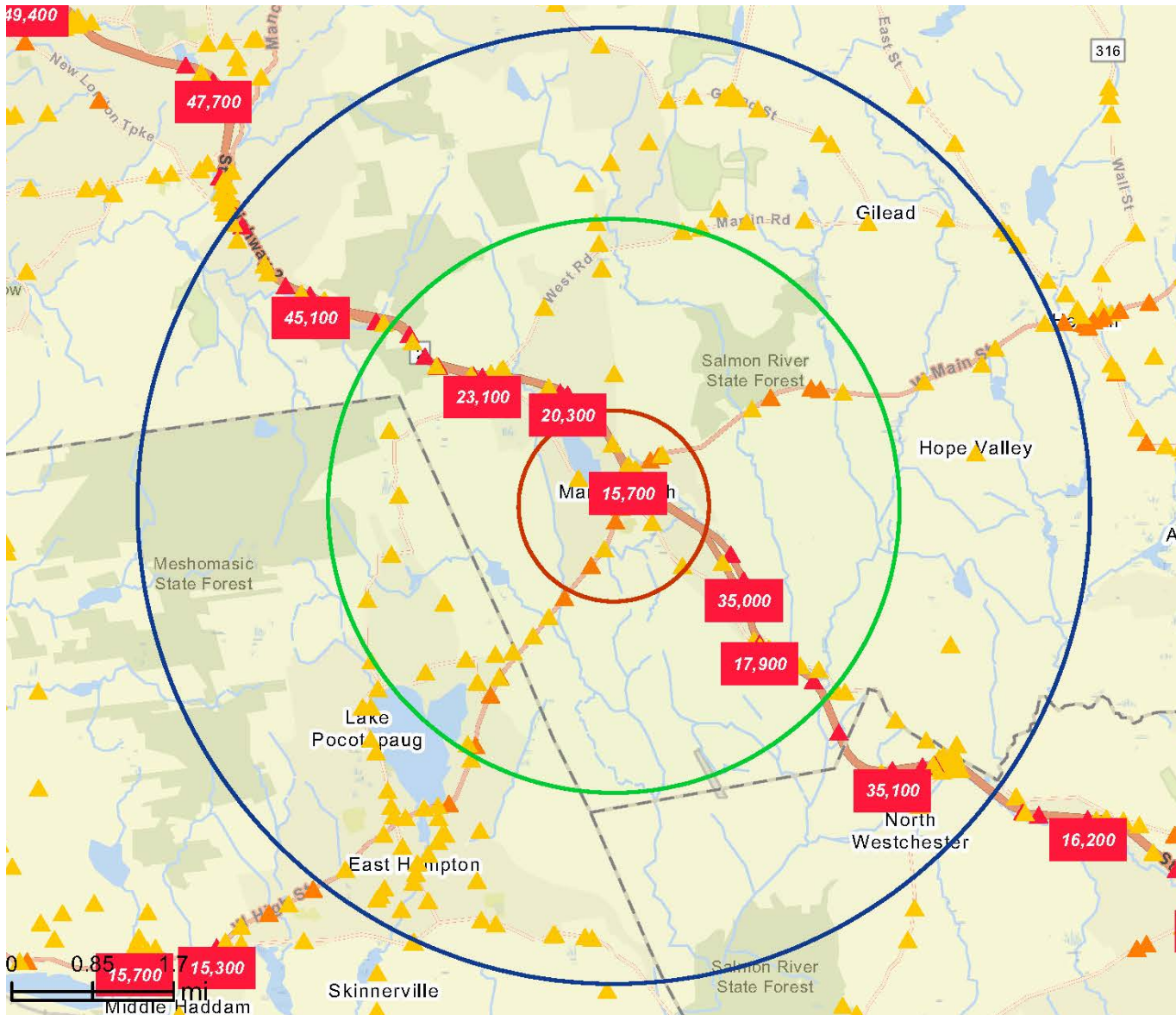


8 Independence Drive, Unit B, Marlborough, CT

AERIAL MAP

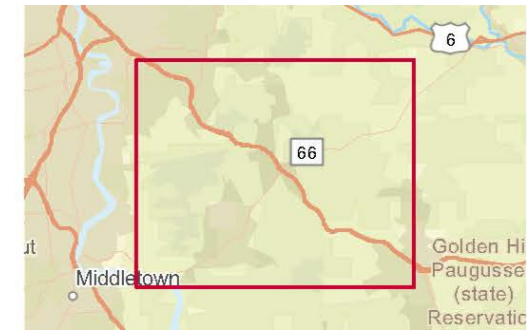


# TRAFFIC COUNTS



## Average Daily Traffic Volume

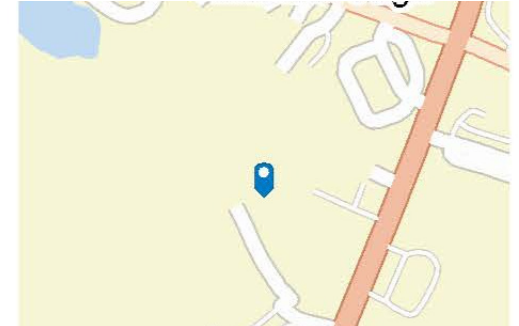
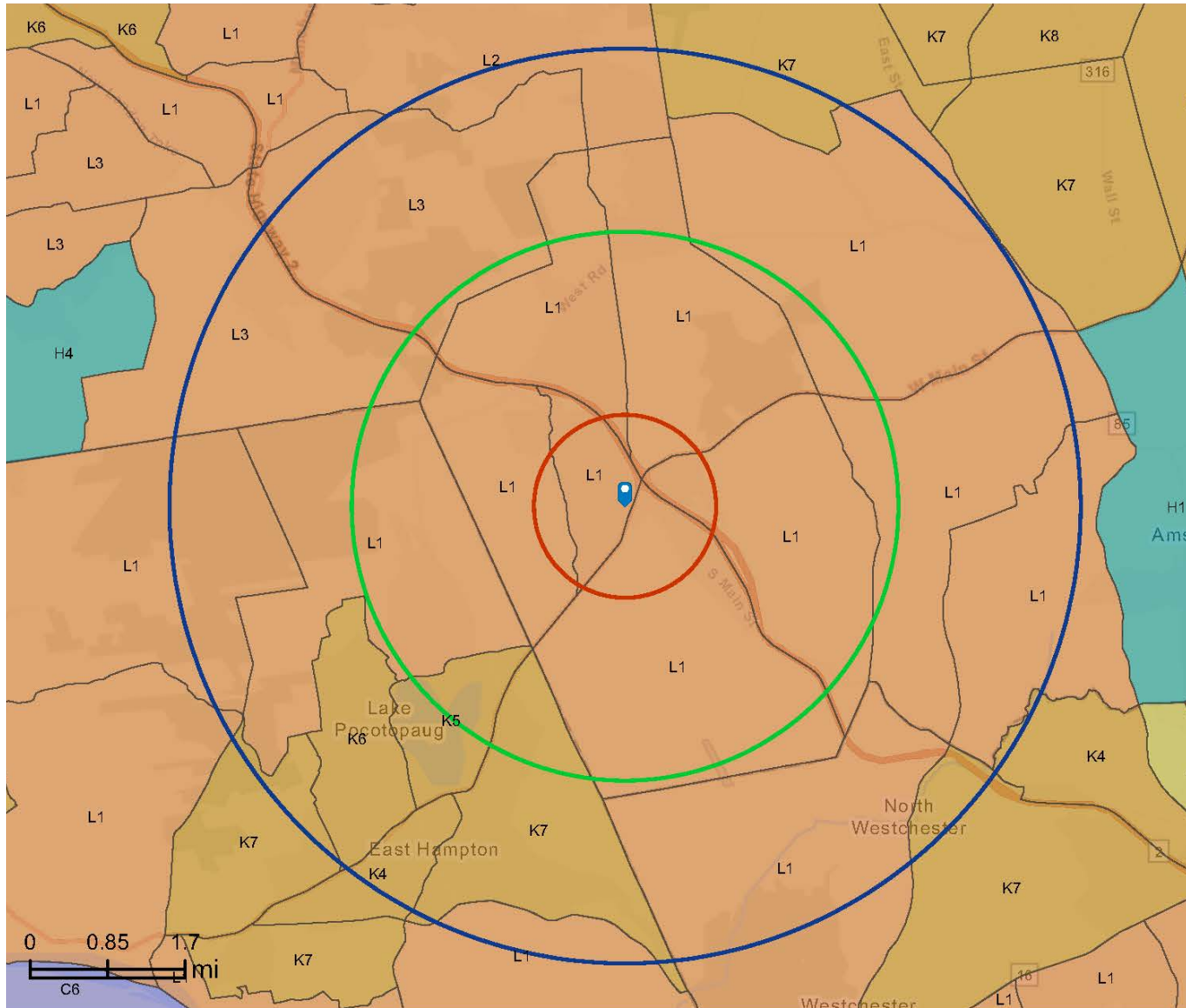
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map  
 8 Independence Dr, Marlborough, Connecticut, 06447  
 Range: 1, 3, 5 mile radii

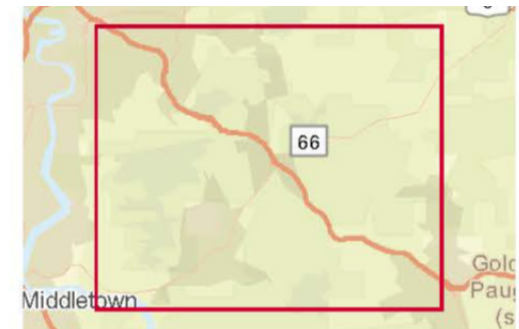


# DOMINANT TAPESTRY MAP



## LifeMode Groups

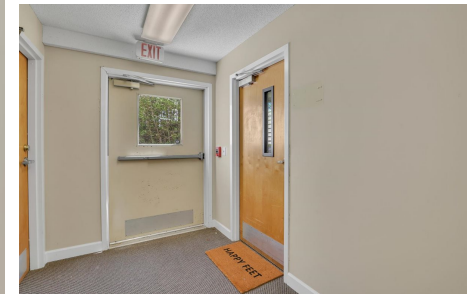
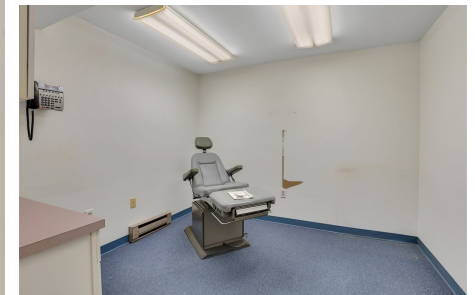
- |                          |                       |
|--------------------------|-----------------------|
| A: Urban Threads         | H: Family Prosperity  |
| B: Books and Boots       | I: Countryscapes      |
| C: Metro Vibes           | J: Mature Reflections |
| D: Tech Trailblazers     | K: Suburban Shine     |
| E: Community Connections | L: Premier Estates    |
| F: Urban Harmony         | U: Unclassified       |
| G: Family Fabric         |                       |



**Dominant Tapestry Map**  
 8 Independence Dr, Marlborough, Connecticut, 06447  
 Range: 1.3, 5 mile radii



# PHOTOS





PHOTOS





8 Independence Drive, Unit B, Marlborough, CT



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### COMMERCIAL & INVESTMENT REAL ESTATE ADVISOR

Robyn Letourneau is a Connecticut-based commercial and investment real estate advisor specializing in retail, office, medical, multifamily, mixed-use, and development properties throughout Central and Eastern Connecticut. Serving markets including East Hampton, Marlborough, Glastonbury, Hebron, Coventry, and surrounding counties, she advises investors, developers, business owners, and medical professionals on acquisitions, leasing, tenant representation, and development strategy.

Known for her strategy-first, numbers-driven approach, Robyn evaluates each opportunity through the lens of financial performance, market positioning, and long-term asset value. Her advisory services include submarket analysis, lease structuring, site selection, return modeling, and negotiation strategies designed to protect downside risk while maximizing upside potential.

With deep local market knowledge and a disciplined, investment-focused mindset, Robyn provides clients with clarity, transparency, and guidance that extends well beyond the transaction — aligning every real estate decision with broader financial and operational goals.



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