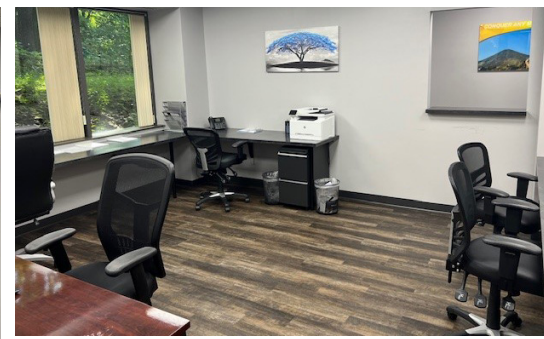
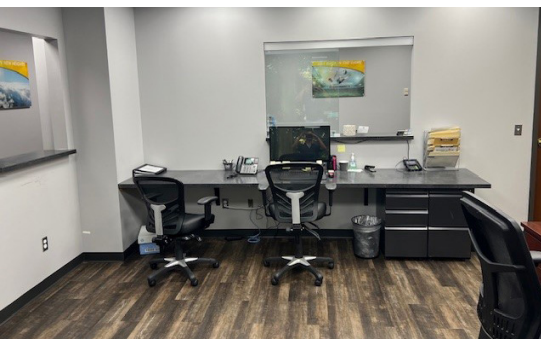


FOR SUBLEASE



“Plug and Play”  
Sublease Opportunity



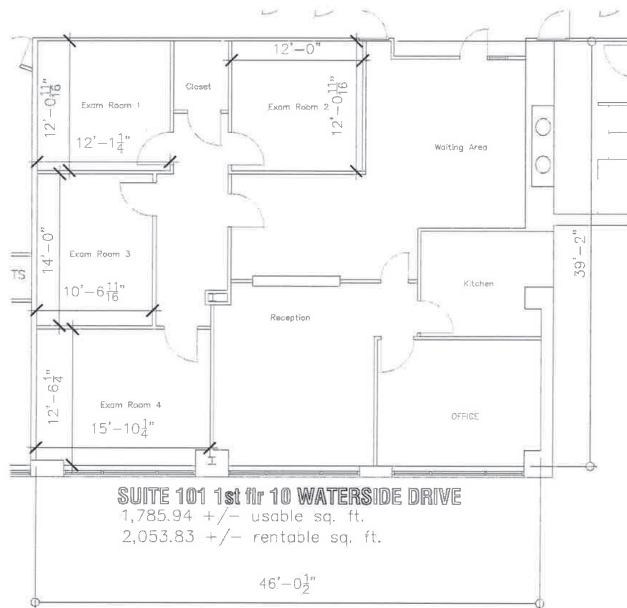
**WATERSIDE 6**  
OFFICE PARK

2,053 RSF Class A Office Space on the first floor at 10 Waterside Drive in the Waterside 6 Office Park in Farmington, Connecticut

2,053 RSF suite on the 1st floor with excellent lobby exposure, just inside the main entrance



**2,053 RSF FIRST FLOOR**  
**10 WATERSIDE DRIVE, FARMINGTON, CT**



**HIGHLIGHTS**

- > Excellent Farmington location within the Waterside 6 Office Park
- > Existing buildout includes reception area, executive board room, kitchen/lunch room, one private office, file/copy area and open work space
- > Existing FF&E available
- > 4.0/1,000 SF free surface parking
- > Lease expiration is 4/30/2026

**SUBLEASE RATE:**  
**\$22.00 PSF GROSS**

**PROPERTY OVERVIEW**

Waterside Office Park is set on 30 wooded acres with beautifully appointed common areas and park-like grounds that welcome tenants to this premier address.

Ideally located less than one minute to I-84 with easy access to major highways and less than 10 miles from Hartford, CT.

**BUILDING AMENITIES**



**CONVENIENT LOCATION**



**FREE PARKING**



**ON SITE MANAGEMENT**



**24/7 SECURITY**

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Accelerating success.