



Ranked in Top 50
Commercial Firms in U.S.



FOR SUBLEASE

1 Herald Square, New Britain, CT 06051

6,500± SF OFFICE SPACE AVAILABLE

LEASE RATE \$17/SF FULL SERVICE GROSS

HIGHLIGHTS

- 2nd Floor Office
- Ideal for Educational, Vocational, or Workforce Training Operations
- Elevator
- Located on Bus Line
- Fully Built-Out Office space with large classrooms/conference rooms
- 14 Private Offices
- Off Rt. 9 with visibility from Elm Street
- Sublease expires 12/31/2029

CONTACTS

Kyleigh Caron

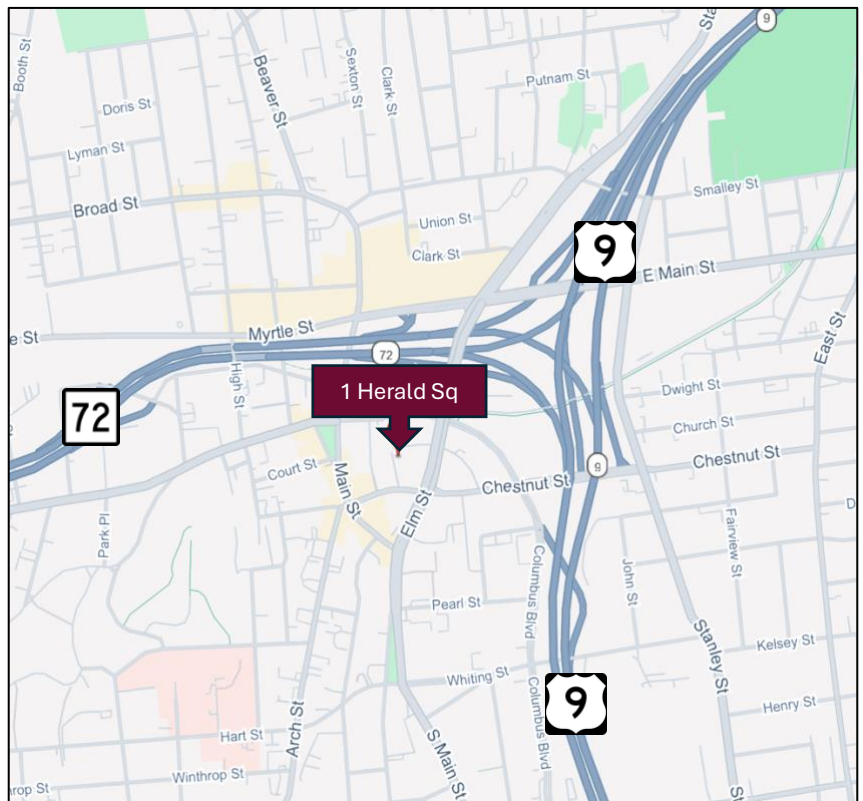
(860) 761-6004 | (860) 481-2655

kcaron@orlcommercial.com

Luke Massirio

(860) 761-6016 | (860) 883-6013

lmassirio@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 2



FOR SUBLEASE

LEASE RATE \$17/SF GROSS

1 Herald Square, New Britain, CT 06051

6,500± SF OFFICE SPACE AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 32,709± SF

AVAILABLE AREA: 6,500± SF on 2nd floor

CONSTRUCTION: Brick, Masonry

ROOF TYPE: Flat, Tar & Gravel/Rubber

YEAR BUILT: 1978, Renovated 2015

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Central

SPRINKLERED: Yes

ELEVATOR: Yes – 2 Elevators

SITE INFORMATION

SITE AREA: 2.19± Acres

ZONING: CBD

PARKING: 103 Spaces (3.15/1000)

SIGNAGE: Directory

HWY ACCESS: Rt. 9, Rt. 72

UTILITIES

SEWER/WATER: Public

GAS: TBD

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☐ Tenant ☒ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☐ Tenant ☒ Landlord



CONTACTS

Kyleigh Caron

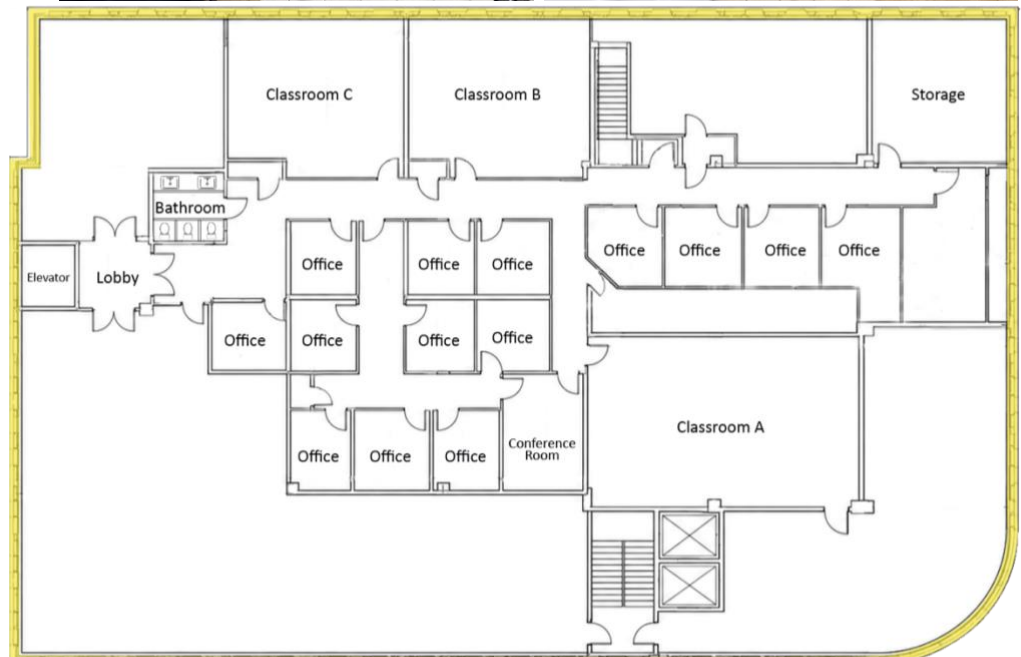
(860) 761-6004 | (860) 481-2655

kcaron@orlcommercial.com

Luke Massirio

(860) 761-6016 | (860) 883-6013

lmassirio@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 2 OF 2**