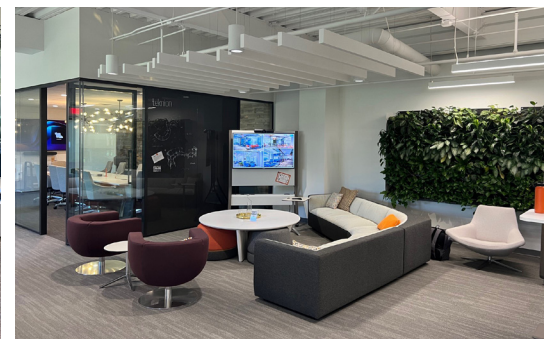


FOR LEASE



“Plug and Play”  
Sublease Opportunity



**WATERSIDE 6**  
OFFICE PARK

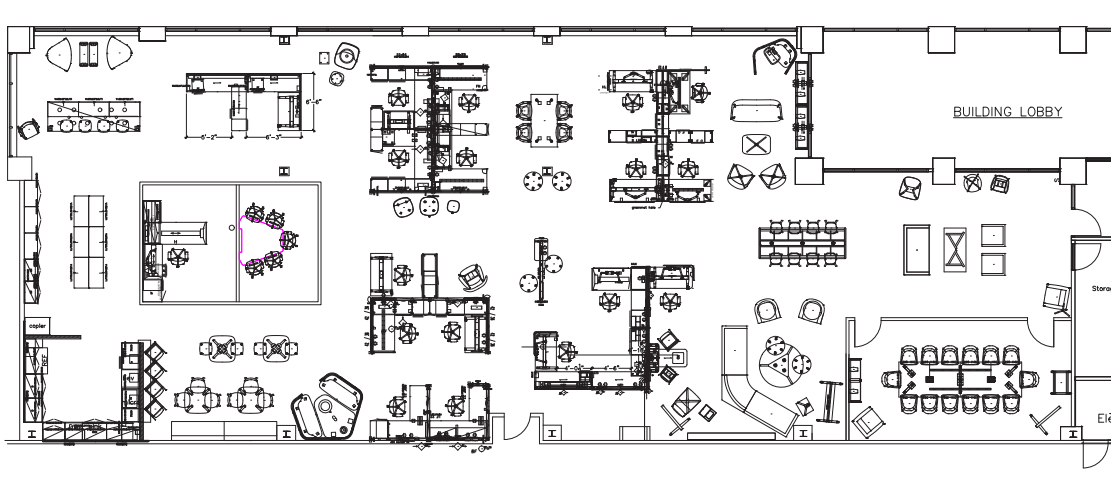
6,089 RSF Class A Office Space on the first floor at 10 Waterside Drive in the Waterside 6 Office Park in Farmington, Connecticut

6,089 RSF suite on the 1st floor with excellent lobby exposure, just inside the main entrance



[CLICK HERE FOR VIDEO](#)

**6,089 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 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.