

LEASE

445 WILLARD AVE - UNIT 2A

Newington, CT 06111



PROPERTY DESCRIPTION

445 Willard Ave, Unit 2A in Newington offers 2,000 square feet of flexible office space in a well-maintained professional complex. Positioned as an end-cap unit within a relatively newer-construction building, the space provides a clean, adaptable layout suitable for a variety of professional and office uses. Central air conditioning and central heat provide year-round comfort, while ample on-site parking and convenient access add functionality for employees and visitors. Surrounded by other professional tenants, this versatile space offers a strong opportunity for a business looking to customize an office to its specific needs.

PROPERTY HIGHLIGHTS

- Flexible layout for a variety of office configurations
- Suitable for multiple professional business uses
- Newer-construction building
- Central heating & cooling
- Ample on-site parking

OFFERING SUMMARY

Space Type:	Office
Space Size:	2,000 SF
Lease Rate:	\$16 SF/yr NNN
Zoning:	CD (Commercial Development)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,075	35,029	110,583
Total Population	7,660	87,351	267,412
Average HH Income	\$116,389	\$108,473	\$102,548

Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

445 WILLARD AVE - UNIT 2A

Newington, CT 06111



Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

445 WILLARD AVE - UNIT 2A

Newington, CT 06111



Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com



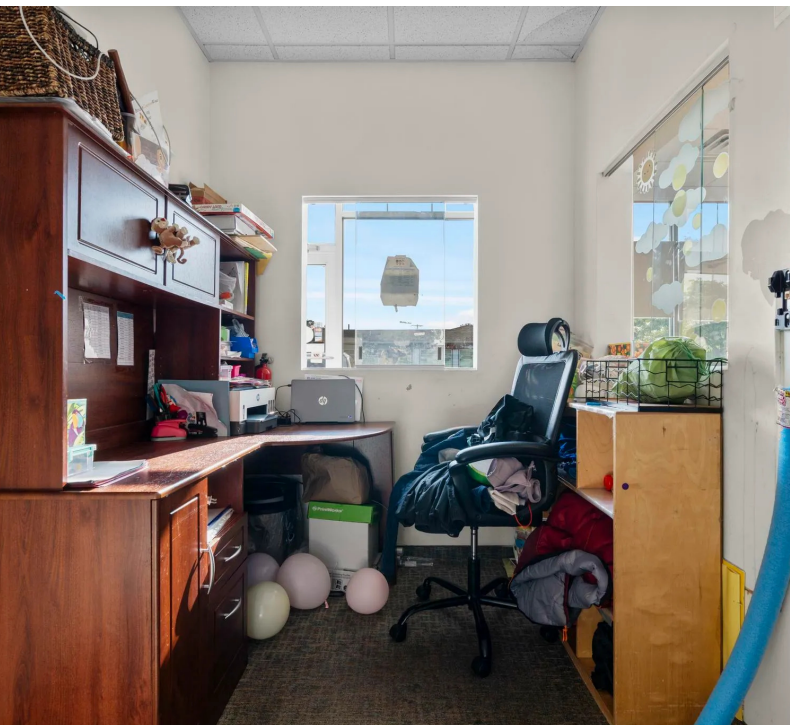
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

445 WILLARD AVE - UNIT 2A

Newington, CT 06111



Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com

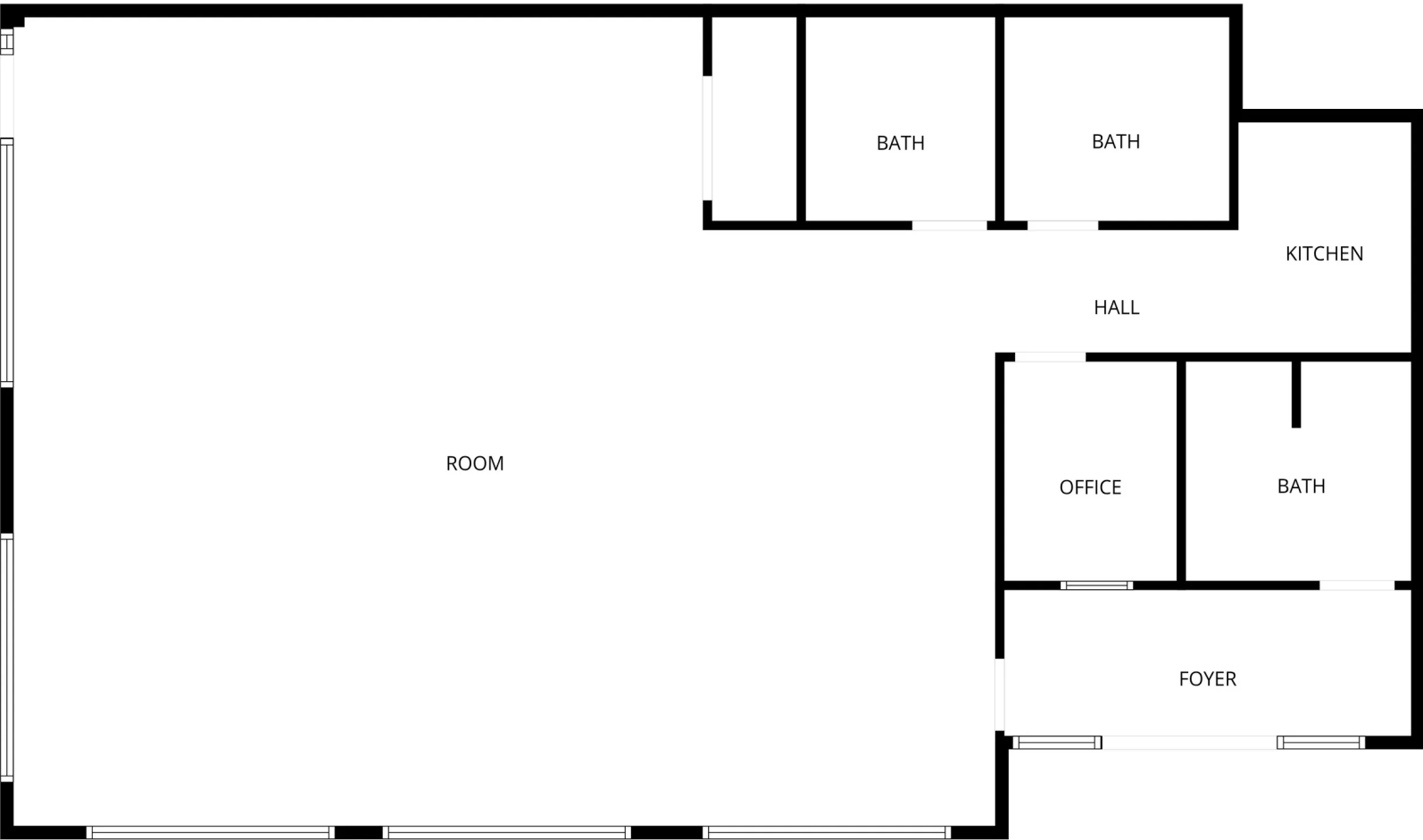


COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLAN

445 WILLARD AVE - UNIT 2A
Newington, CT 06111



Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com



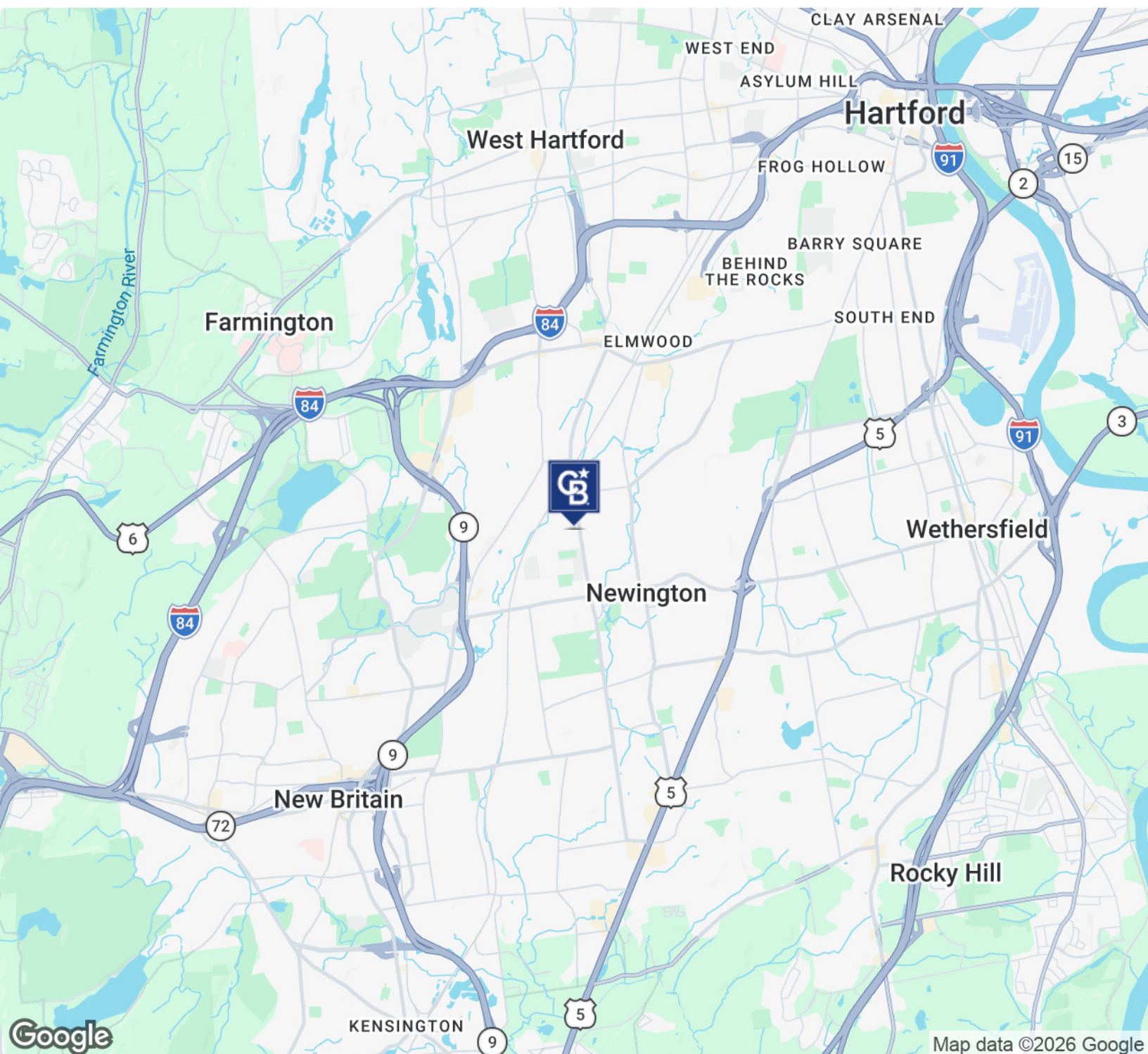
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION

445 WILLARD AVE - UNIT 2A

Newington, CT 06111



Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LISTING CONTACT

445 WILLARD AVE - UNIT 2A

Newington, CT 06111



BRANDON RUSH, CCIM

Commercial Associate

Brandon.Rush@CBRealty.com

Direct: (203) 915-3803

CT #RES.0824703 // MA #9576248

Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.