

11 PROFESSIONAL PARK RD., MANSFIELD, CT

Office Space Available Near UCONN, Storrs



FOR LEASE

\$20/SF+ NNN, (Vanilla Box)

- ⇒ At 4 way lighted intersection of Discovery Dr/Professional Park Rd & Route 44/Middle Turnpike at the main entrance to UCONN Technology Park and UCONN Main campus.
- ⇒ Newly Renovated
- ⇒ 9,000 Total SF to be built out
- ⇒ 4,500 SF per floor
- ⇒ 2 Floors w/3 Stop Elevator
- ⇒ 2 Handicapped bathrooms per floor
- ⇒ Traffic Count: 7,400
- ⇒ Frontage: 150 Ft.



#22 & #575

←
Also Available
on separate
brochures

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1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
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Westbrook, CT 06498
860-887-5000 Office



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,766	22,942	37,334
Total Households	734	4,583	10,080
Average Household Income	\$58,155	\$79,033	\$98,780

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

