

Agent Contact:
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**CLASS A OFFICE SPACE
NEWLY RENOVATED**

Lowest price per SQFT
in the surrounding 20 miles.

464 WOLCOTT ROAD WOLCOTT, CT 06716



FLEXIBLE SUITES. STRONG VISIBILITY. BUILT FOR BUSINESS.

Established professional complex on a high-traffic commercial corridor.

500-4,650

SQUARE FEET AVAILABLE

\$550-\$3,150

MONTHLY RENT RANGE

20,000

VEHICLES PER DAY

OFFICE SPACES FOR LEASE

Multiple newly renovated office suites are available in a busy, professional office complex directly on Wolcott Road, a busy retail corridor. Available spaces range from 500 sqft, 2100 sqft, 2550 sqft and 4,650 sqft



HIGH VISIBILITY

Prominent roadside monument sign creates a major exposure opportunity.



CONVENIENT LOCATION

Next to Dunkin and near multiple Law Firms, Advanced Physical Therapy, CPAs, pharmacies, Dollar General and more.

THREE SPACES AVAILABLE

- 1** 500 SQ FT Suite
for \$550 per month
- 2** 2,100 SQ FT Newly Renovated
Office Space
for \$1,900 per month
- 3** 2,550 SQ FT Office Space
for only \$1,250 per month

That's only \$5.88 per SQ FT per year!

*Suites 2 & 3
are adjacent
and can be
combined for
4,650 SQ FT!*

464 WOLCOTT ROAD OFFICE SPACE FOR LEASE

Flexible office options for businesses at every stage.



A PROFESSIONAL SETTING, INSIDE AND OUT

Bright, updated interiors and flexible configurations offer the perfect setup for your business. This well-maintained property features a new parking lot, updated landscaping, and prime office spaces designed to support your success.



FLEXIBLE FOOTPRINTS

Suites from 500 sq ft up to 4,650 sq ft to meet your business needs.



EXPOSURE

High-traffic location with strong visibility on Wolcott Road.



RENOVATED INTERIORS

Modern finishes and bright, professional spaces throughout.



ROADSIDE SIGNAGE

Prominent monument sign available for your business.



AMPLE PARKING

Newly paved lot with 20,000+ vehicles passing daily.



CONVENIENCE

Minutes to Dunkin' and Law Firms, CPAs, pharmacies, and more.

**MULTIPLE SPACES
AVAILABLE**

**FROM \$550 / MO
UP TO 4,650 SQ FT**



*Class A Office Space
Newly Renovated*

**SEE THE SPACE.
SEE THE POTENTIAL.**

ZACHARY PRANGER

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**SCAN TO VIEW
VIRTUAL TOUR**

ADDITIONAL INTERIOR PHOTOS



Open Office Area



Private Office



Private Office



Restroom



Open Office Area