



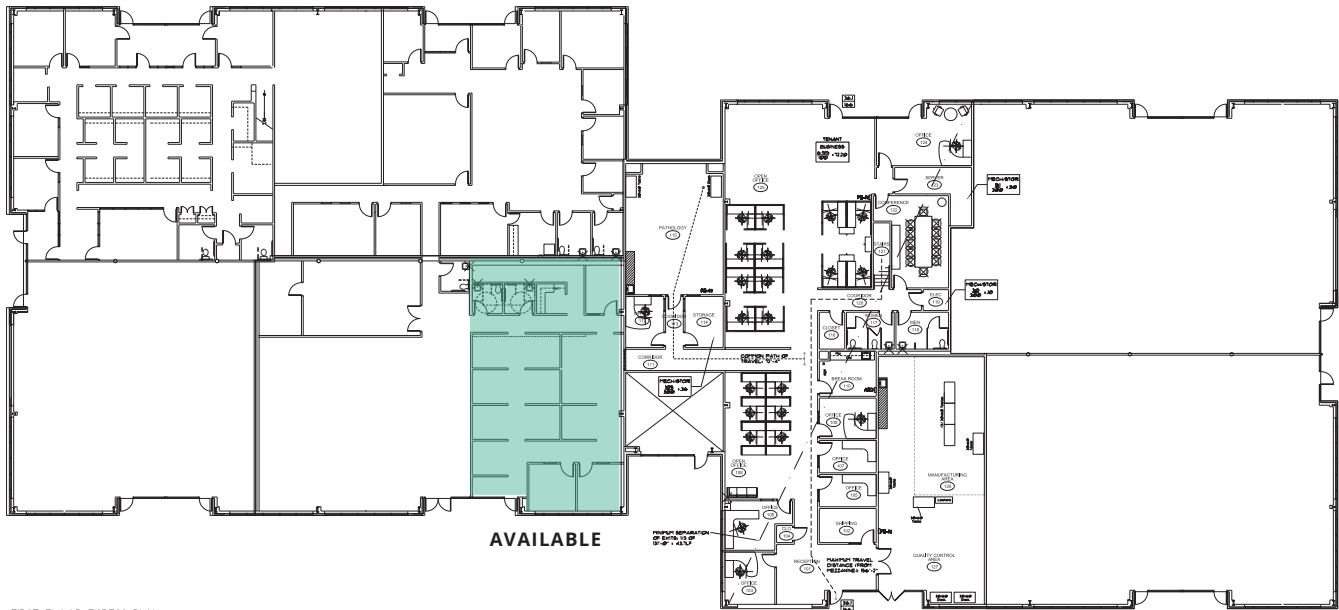
6 Executive Drive is a first-class office building with +/- 2,400 usable square feet available. Ideal for anyone with high-tech or office space requirements, the building was constructed in 2002 just two miles from exit 33 on I-84. Nestled among several buildings along a natural reservoir, 6 Executive Drive pairs such suburban amenities as beautiful water views and a campus-like setting with state-of-the-art systems and mechanicals. The property is only minutes away from the newly constructed Connecticut Commons Mall, whose tenants include Lowes, Big Y, Walmart, Old Navy, Levitz, and Kohls, along with numerous national restaurant chains.

PROPERTY DETAILS

- Prestigious corporate park setting featuring scenic water views and an on-site parking ratio of 4.0 spaces per 1,000 SF
- Prime location just off Route 6 with easy access to Interstate 84
- Efficient, flexible floor plans with zero add-on or loss factor
- Prominent exterior signage options including monument and suite signage



FLOOR 1 | +/- 2,400 SF



1 FIRST FLOOR EGRESS PLAN
SCALE: N.T.S.

SPECIFICATIONS

- Building Size:** 37,500 SF
- Available:** +/- 2,400 SF on the 1st floor
- Year Built:** 2002
- Construction:** Brick veneer and stone
- Mechanicals:** Gas hot water heat pump
- Life Safety:** Fire suppression with horns, security system
- Parking:** 4/1,000 SF
- Neighbors:** Connecticare, Associated Spring, AIG, Trumpf, CBS Radio



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