

## Properties for Lease

1 1 Willowbrook Rd., Cromwell, CT 06416



### Property Details

Total Space Available	16,348 SF
Rental Rate Yr	\$18 /SF/Yr
Min. Divisible	1,899 SF
Max. Contiguous	11,976 SF
Property Type	Office
Property Sub-type	Medical Office
Additional Sub-types	Office Building Free Standing Bldg Strip Center
Building Size	11,976 SF
Building Class	A
Year Built	2016
Lot Size	1.93 AC
Zoning Description	HB
Status	Active
LoopNet ID	19425224

### Broker Information

Michael Guidicelli, CCIM  
(860) 371-7103

Listing's Link: <http://www.loopnet.com/lid/19425224>

Property Notes

### Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	11,976 SF	\$18 /SF/Yr	1,899 SF	11,976 SF	NNN	4/1/2016		
2	2,473 SF	\$18 /SF/Yr	2,473 SF	11,976 SF	NNN	4/1/2016		
3	1,899 SF	\$18 /SF/Yr	1,899 SF	11,976 SF	NNN	9/1/2016		

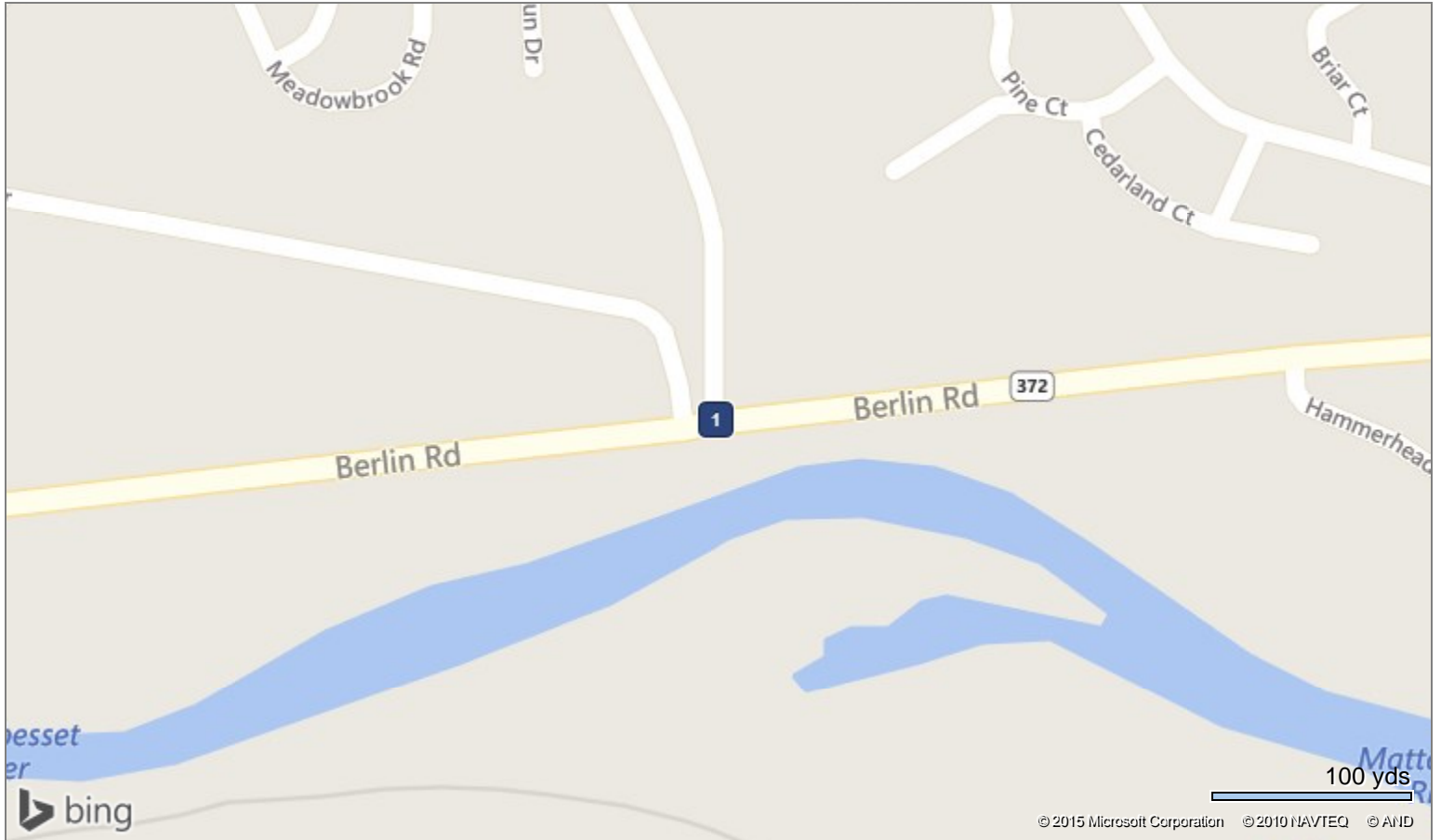
### Property Description

Brand-new 11,976 SF divisible to 1,899 SF Medical Office/Retail/Professional Office building under construction to be delivered by April 1, 2016 on the corner of Rt. 372 (Berlin Rd.) and Willowbrook Rd at a traffic signal. 64 total parking spaces: 4:1,000SF Retail and 6:1,000SF Office  
Demographics: Population 1,3,5 Mile Radius: 1- 7,587 3- 37,171 5- 96,659  
Average Household Income 1,3,5 Mile Radius: 1- \$84,779 3- \$89,462 5- \$89,198

### Location Description

On the corner of Rt. 372 (Berlin Rd.) and Willowbrook Rd. At the crossroads of I-91 and Rt. 9, half a mile from Rt. 9 and nine-tenths of a mile from I-91, Traffic count approximately 19,000 cars per day.

### Map



**1** 1 Willowbrook Rd.  
Cromwell, CT 06416