

smart investment | smart office space | smart move



Centerpoint Connecticut offers an exciting and much demanded opportunity for business and professional leaders: premier green office space that promotes a healthy bottom line.



Building C as seen from I-91 south

- Class-A high-tech office space For Sale or Lease
- LEED® Silver registered green office park
- Units from 700 SF, Buildings to 50,000 SF
- I-91 frontage with branded visibility
- Easy access for visitors and employees
- Available for your immediate touring

[CenterpointCT.com](http://CenterpointCT.com)



Building B Upper Level, as built



Aerial perspective from Interstate 91, traveling southbound



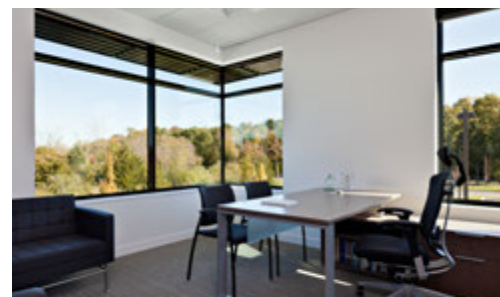
## For Sale or Lease

- Centerpoint Connecticut provides a turn-key tenant improvement allowance complimenting high end building finishes, high-tech amenities, and superior on-site property management.
- Condominium ownership offers the option to build equity, hedge against inflation, and benefit from real estate appreciation - all without the responsibilities of property management.
- Units may be purchased with 10% down SBA financing or conventional financing at attractive interest rates.

## Go Green, Save Green

Founded on quality building design and environmental stewardship, Centerpoint Connecticut is a distinguished LEED® Silver registered green building campus. The LEED® green building certification program is the nationally accepted benchmark for the design, construction, and operation of green buildings. In addition to minimizing environmental impacts, green buildings offer significant, long-term operational cost savings.





## Opportunities

Centerpoint Connecticut is permitted for 96,000 SF of new Class-A office space and operating as a Condominium Association, provides flexibility for leasing or owning your new office. Building C can accommodate office users of up to 36,000 SF. Phase 3, as proposed, can be modified to build-to-suit from the ground up, permitted up to 50,000 SF. Opportunity abounds for organizations, small and large.



Designed with responsibility,  
constructed with quality and managed with integrity.

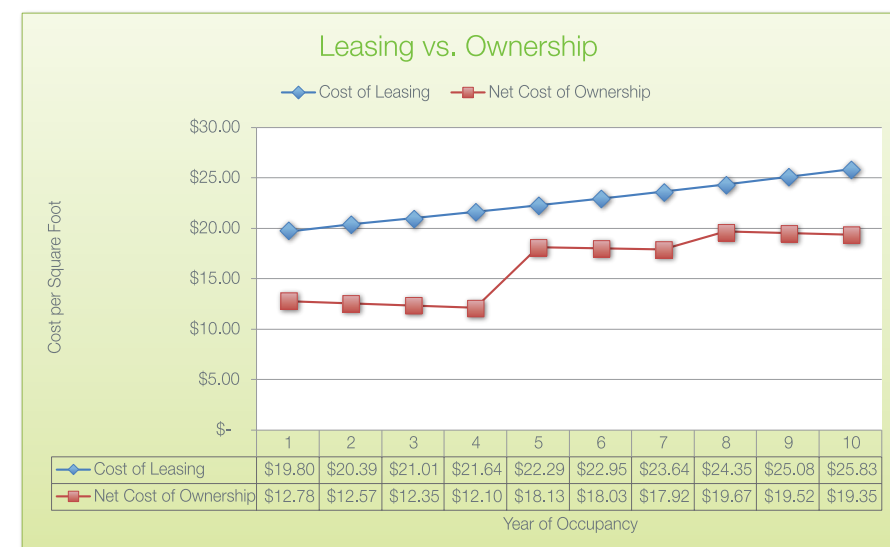
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## Your Office is Your Business

Making the right statement for now and for the future, Centerpoint Connecticut is unrivaled in quality and sophisticated elegance. Attracting flagship headquarters and regional offices, professional practices and successful business owners, the value proposition of this opportunity is clear. Available for your immediate touring, call today!

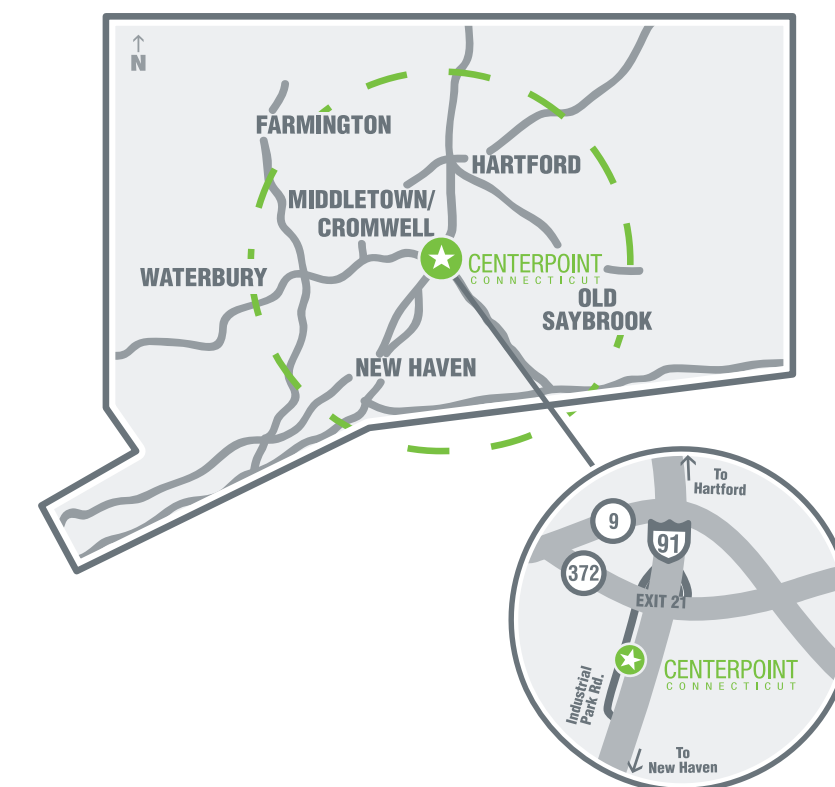


## Leasing Vs. Ownership

A turn-key office fit out can be provided with a generous tenant fit out allowance designed with efficient space planning which will improve workflow and lower space utilization needs. Ownership provides significant financial advantages by way of mortgage amortization, property appreciation and tax deduction savings. Getting acquainted with the lease vs. own choice is a simple and important process illustrating how owning your office space translates into significant savings.

## Central to Everything, Everywhere in Connecticut!

With New Haven to the south and Hartford to the north, Centerpoint Connecticut is situated ideally at the crossroads of Connecticut on the Cromwell/ Middletown line. Centrally located along the I-91 corridor with 700 feet of highway frontage, the property offers excellent visibility and signage to more than 120,000 cars daily. The destination is ideal for visitors and employees offering close proximity to Routes 9, 15, 372 and I-691.



This brochure contains artist's building renderings and improvements described that NEED NOT BE BUILT.

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