



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

CBCWORLDWIDE.COM

259-279 NEW BRITAIN ROAD

\$13.50 SF/yr (NNN)

259-279 New Britain Road
Berlin, CT 06023

AVAILABLE SPACE
2,400 - 5,400 SF



OFFICE

James McCall
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**COLDWELL BANKER COMMERCIAL
NRT**
7 Kenosia Ave Ste 3, Danbury, CT 06810
203.744.7025



259-279 NEW BRITAIN ROAD

259-279 New Britain Road, Berlin, CT 06023



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 2,400 - 5,400 SF |
| Lease Rate: | \$13.50 SF/yr (NNN) |
| Year Built: | 1950 |
| Building Size: | 33,296 SF |
| Zoning: | B-1 |

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for lease 259-279 New Britain Road, located in Berlin, Connecticut. Two Office suites are available in this well-maintained building which offers over 150 parking spaces. Suitable for Medical Office use, the property is well-positioned near all major highways and bus routes. The 5,400 SF space features Class A fit out and can be delivered furnished.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Suitable for Medical Use
- 150 Parking Spaces
- Located Near Major Highways and Bus Route
- Furnished Unit Available

| | | | |
|------------------|----------------------|--------------|-----------------------------|
| James McCall | Commercial Associate | 203.376.9650 | james.mccall@cbcncr.com |
| Mario Longobucco | Commercial Associate | 860.307.5945 | mario.longobucco@cbcncr.com |
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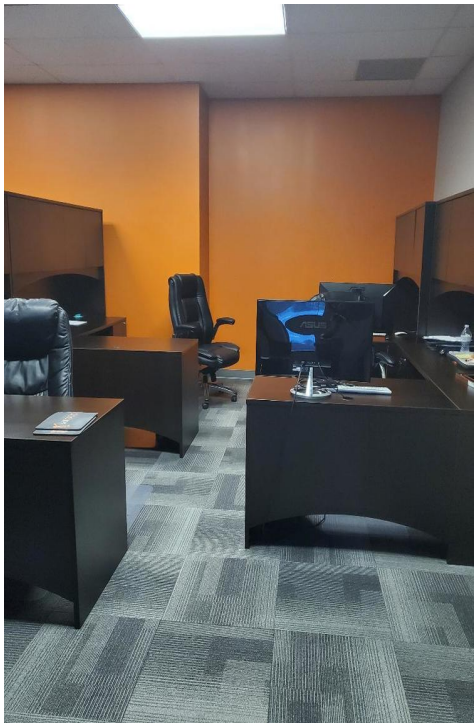
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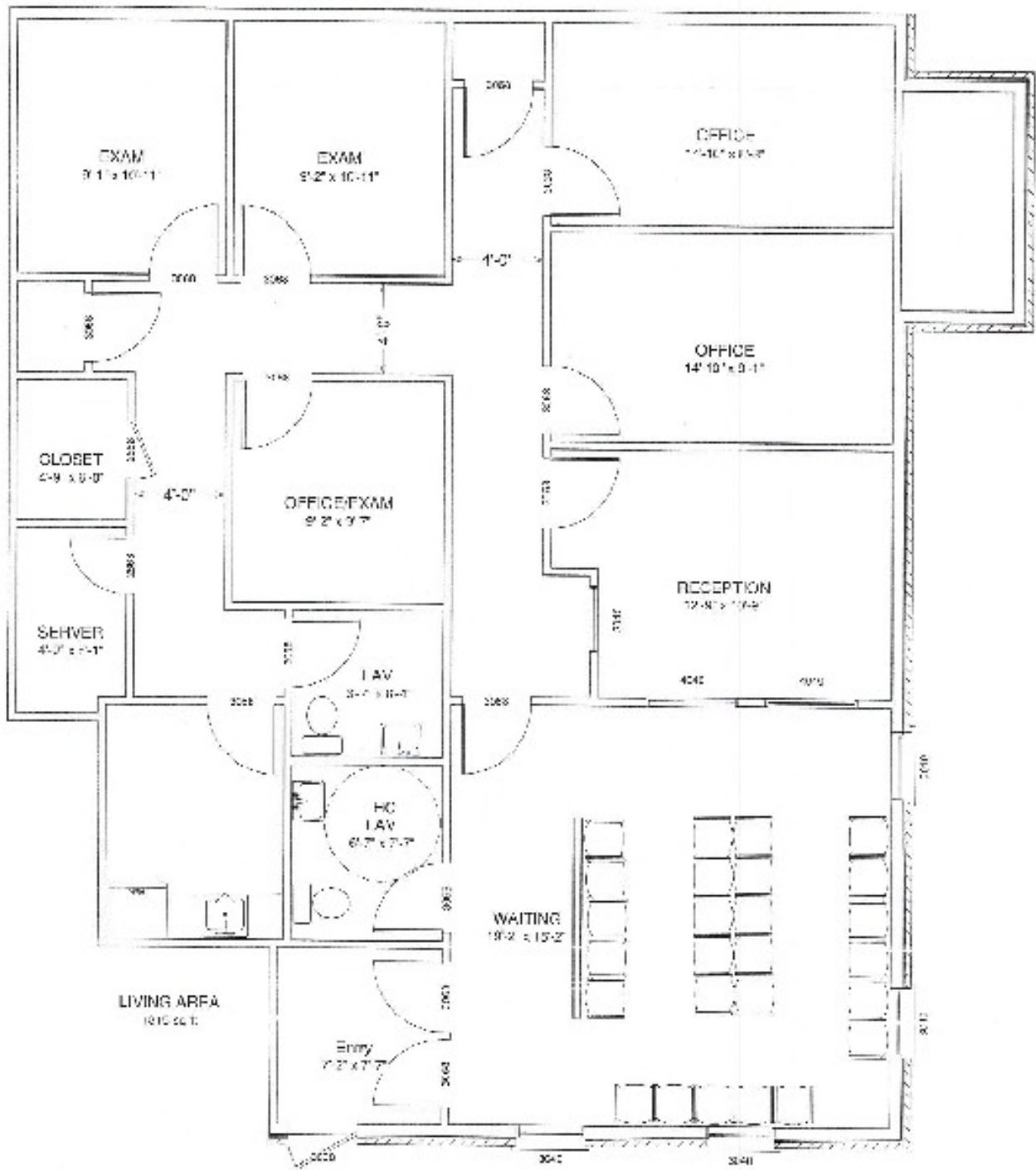
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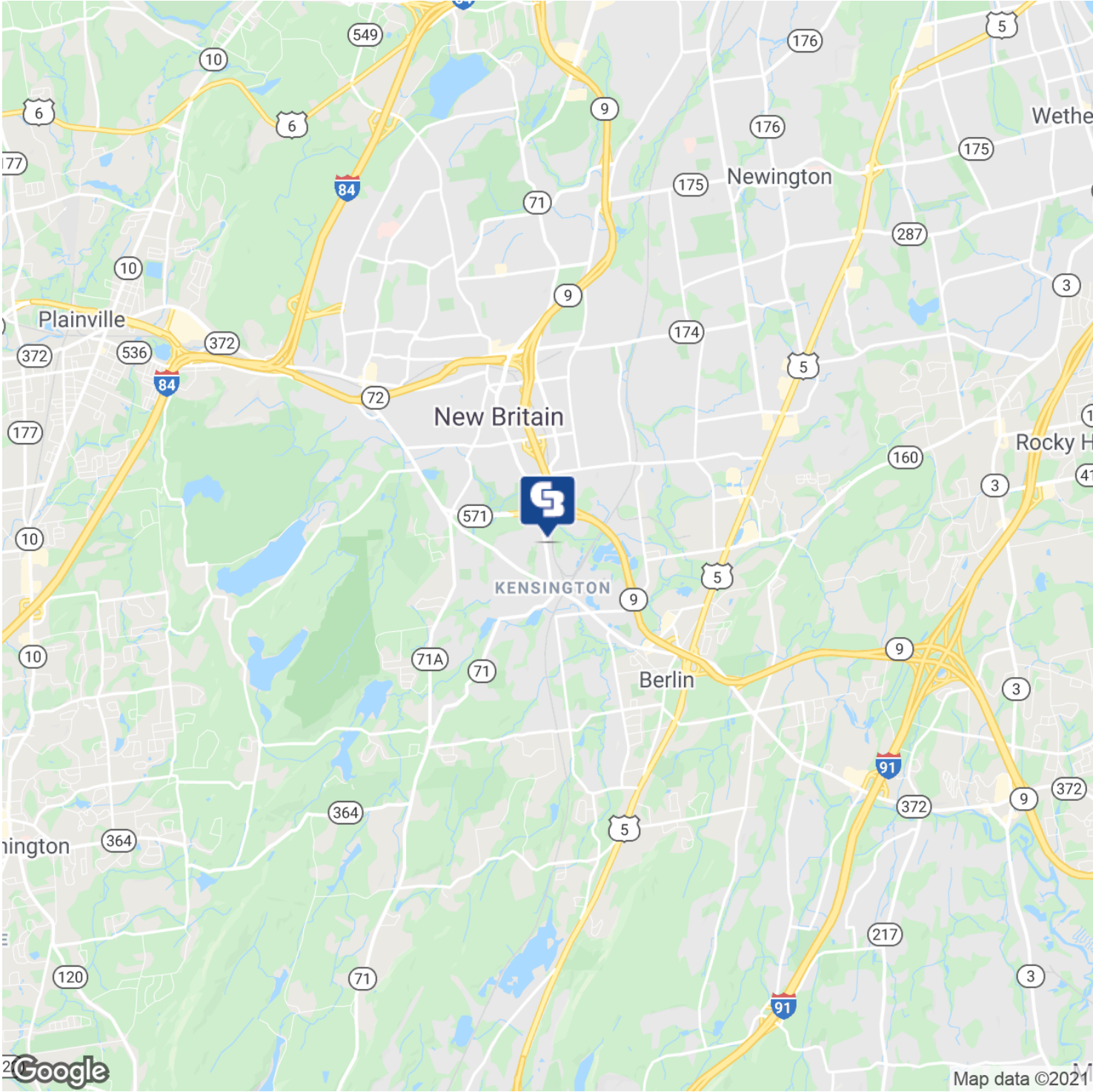
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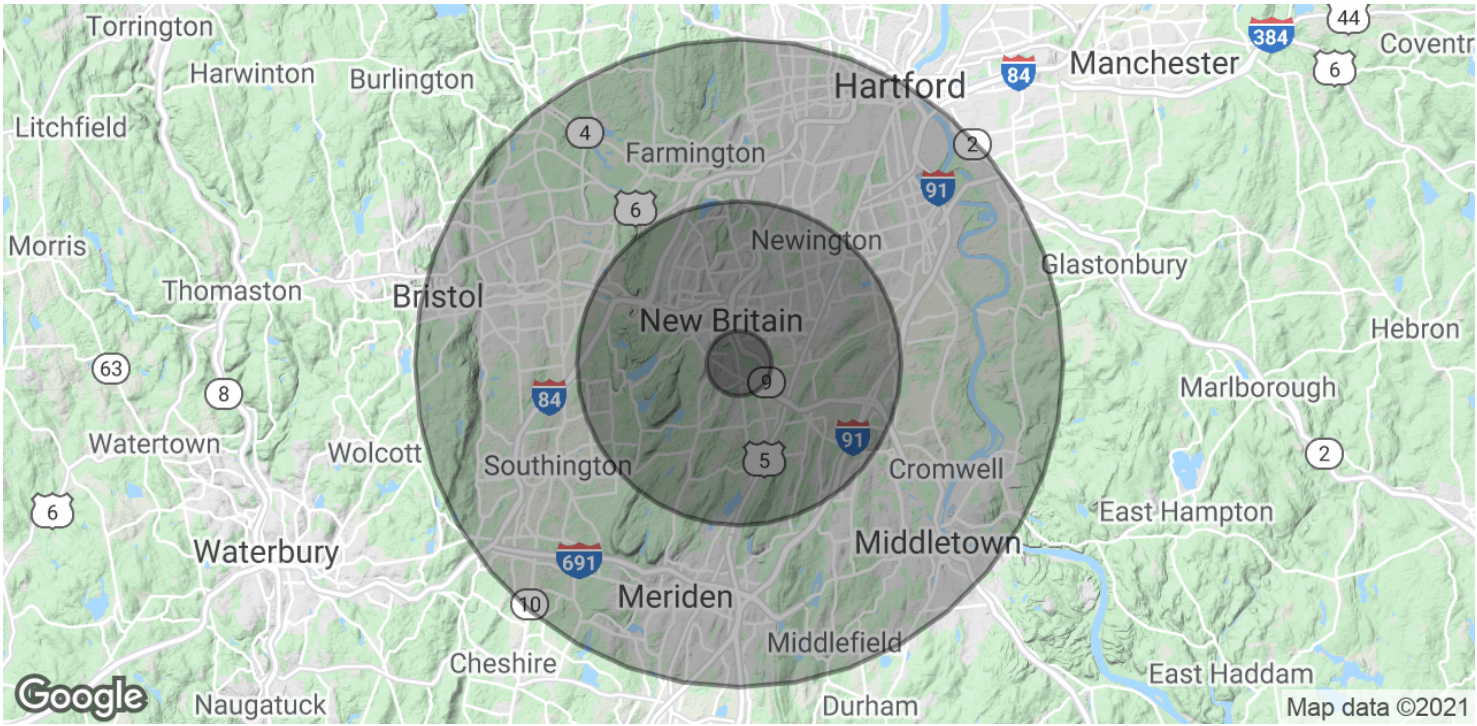
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 6,850 | 163,751 | 632,301 |
| Average age | 37.3 | 38.2 | 38.9 |
| Average age (Male) | 37.0 | 36.6 | 37.3 |
| Average age (Female) | 37.2 | 39.8 | 40.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,760 | 65,622 | 253,036 |
| # of persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH income | \$63,648 | \$67,099 | \$75,206 |
| Average house value | \$237,199 | \$271,847 | \$295,339 |

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