

# 35 THORPE AVENUE

Wallingford, Connecticut



## FOR LEASE

8,528 SF OF CLASS A OFFICE SPACE AVAILABLE





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35 Thorpe Avenue is a three-story, 79,862 square foot, multi-tenant Class A office building situated on 6.7 acres in Wallingford, Connecticut. The building is strategically located at Exit 15 off I-91 at the intersection of Route 68. Built in the 1980's but recently modernized, it features brick and glass architecture, modern décor, LED lighting and flexible floor plans. 35 Thorpe Avenue is 20 minutes to New Haven, 25 minutes to Hartford, and 25 minutes to Bradley International Airport and Tweed Airport in New Haven.

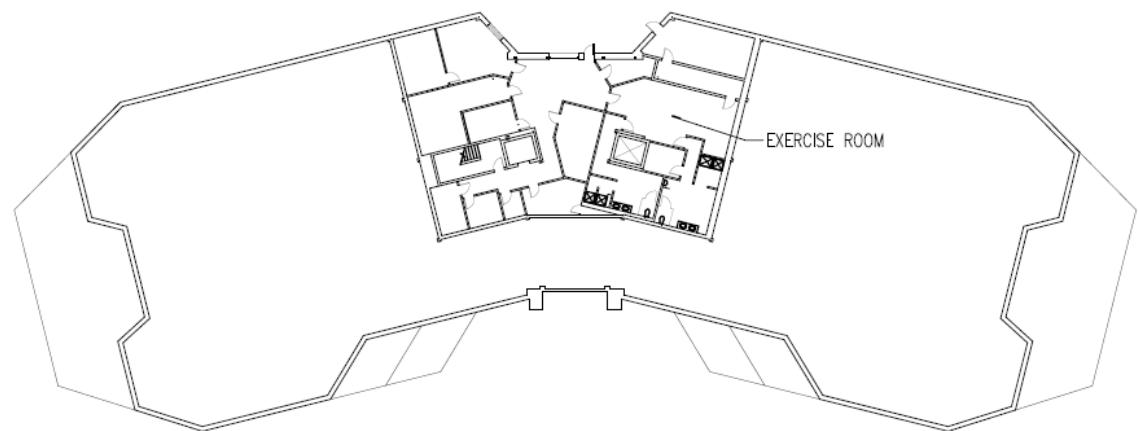
### BUILDING INFORMATION:

- \$22.50/SF, full-service gross
- Excellent highway access and visibility
- New rooftop HVAC units & controls
- Base building upgrades
- Fitness room with lockers and showers
- Parking ratio: 4/1,000 RSF

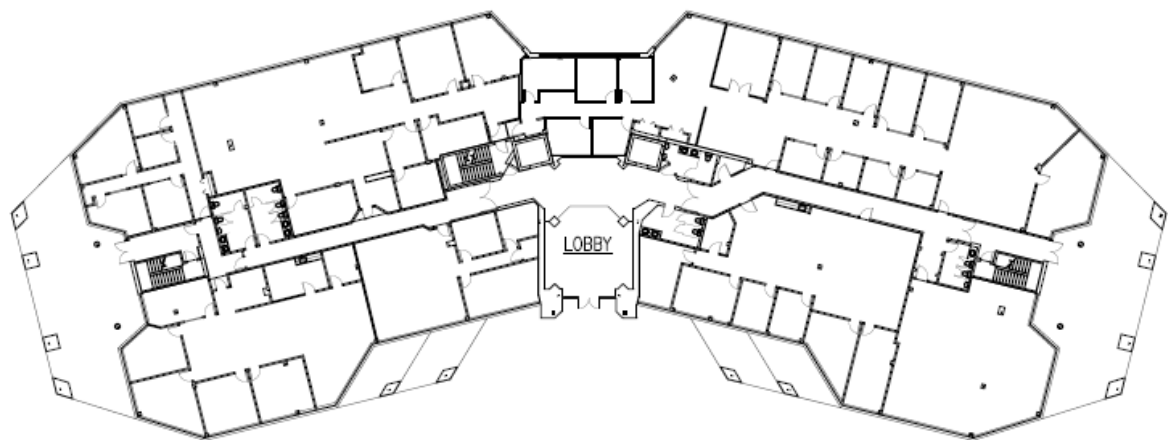




BASEMENT



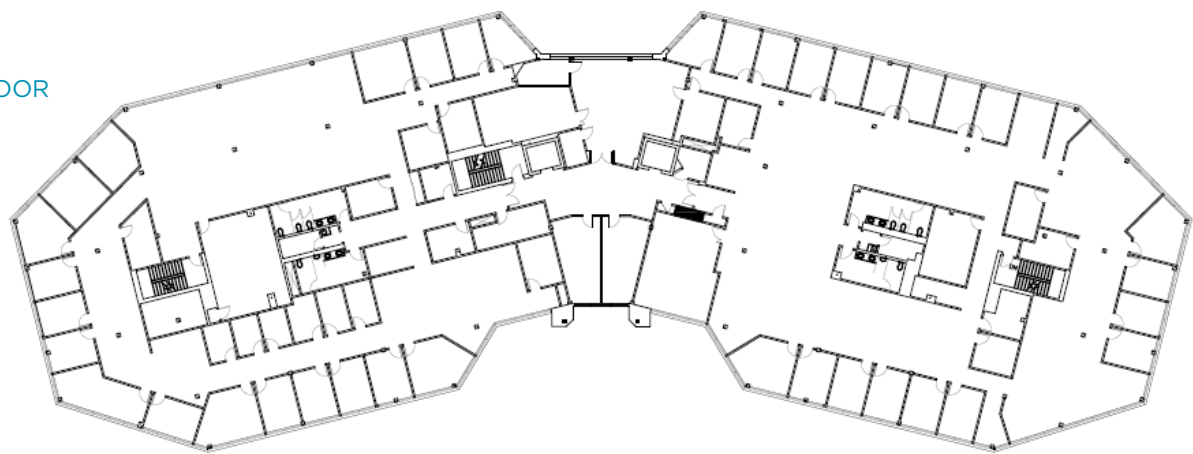
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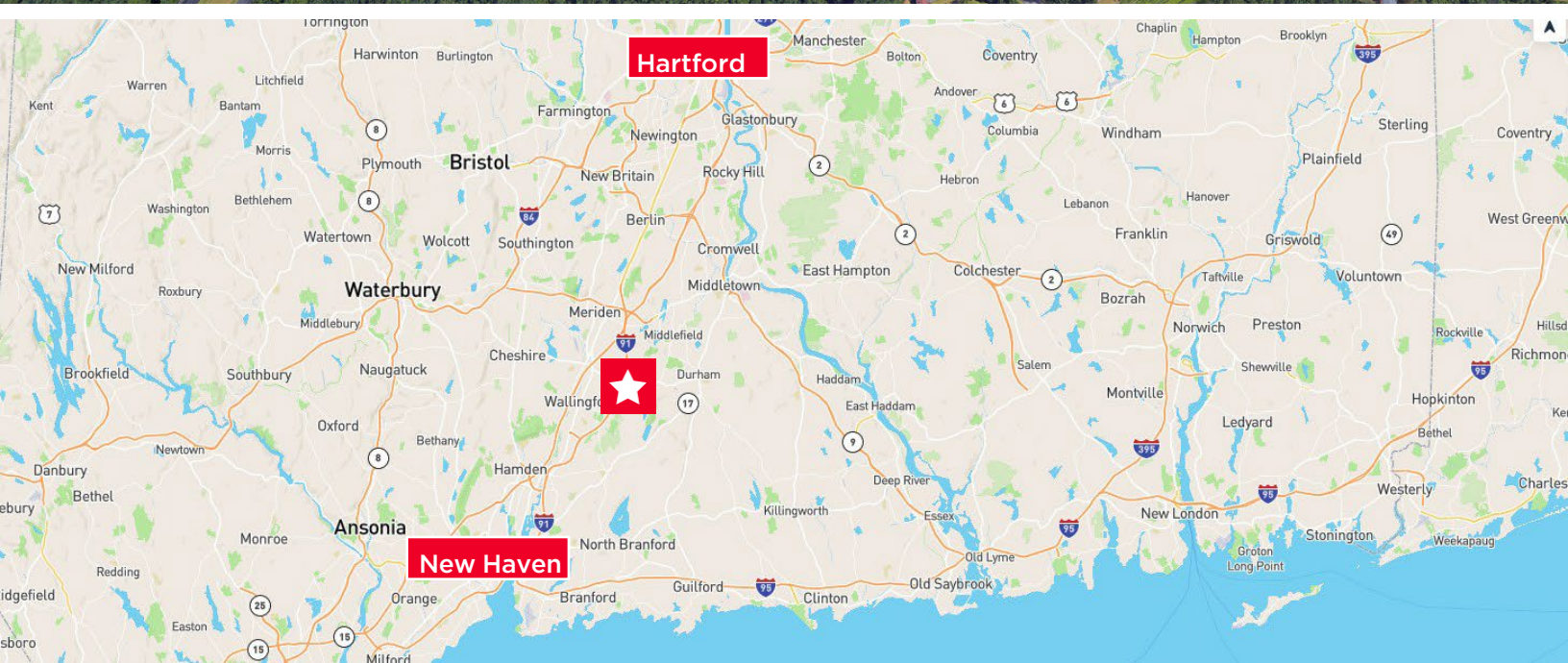
SECOND FLOOR



THIRD FLOOR







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