

175 ADDISON



THE  
**HUB**

**100,000 SF AVAILABLE**

OFFICE SPACE

UP TO 200,000

ADDITIONAL SPACE IN  
THE SINGLE STORY  
INDUSTRIAL BUILDING

175 ADDISON ROAD | WINDSOR, CT 06095

*Institutional-Quality Infrastructure  
for Tomorrow's Challenges*

 **CUSHMAN &  
WAKEFIELD**

# AN ENVIRONMENT OF SUCCESS

## KEEPING BUSINESS IN BUSINESS

### 602,000 SF OF HIGH-TECH INDUSTRIAL FLEX + OFFICE SPACE

A multi-purpose, institutional-quality facility with an ideal location, 175 Addison Road is more than just a place to work, it's a high tech environment with unmatched infrastructure and amenities.

175 Addison Road is just one mile away from 1-91 and less than a ten-minute drive to Bradley International Airport and downtown Hartford.

#### RECENT COMMON AREA RENOVATION



# ABOUT THE PROPERTY

## UNDER NEW OWNERSHIP

### INFRASTRUCTURE



20,000 Amps  
of power



3 MW of back-up  
generators



Electric feeds  
from 2 distinct  
substations



Interior docks  
with expansion  
available



Chilled water and  
steam produced  
on-site with 24/7  
capabilities



23' Clear height in  
high bay section



12'6" Clear height in  
low bay section



Fully  
air-conditioned



Five  
fiber providers

### ADDITIONAL FEATURES



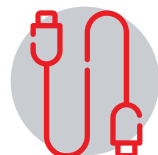
Fitness center with  
lockers & showers



Full-service  
café serving  
breakfast & lunch



200 Seat  
conference center



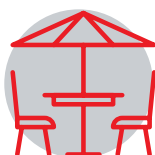
Underfloor cabling  
system in 4-story  
office building



75 Acre site with  
expansion capabilities



Abundant  
parking



Courtyards  
with seating



On-site  
management



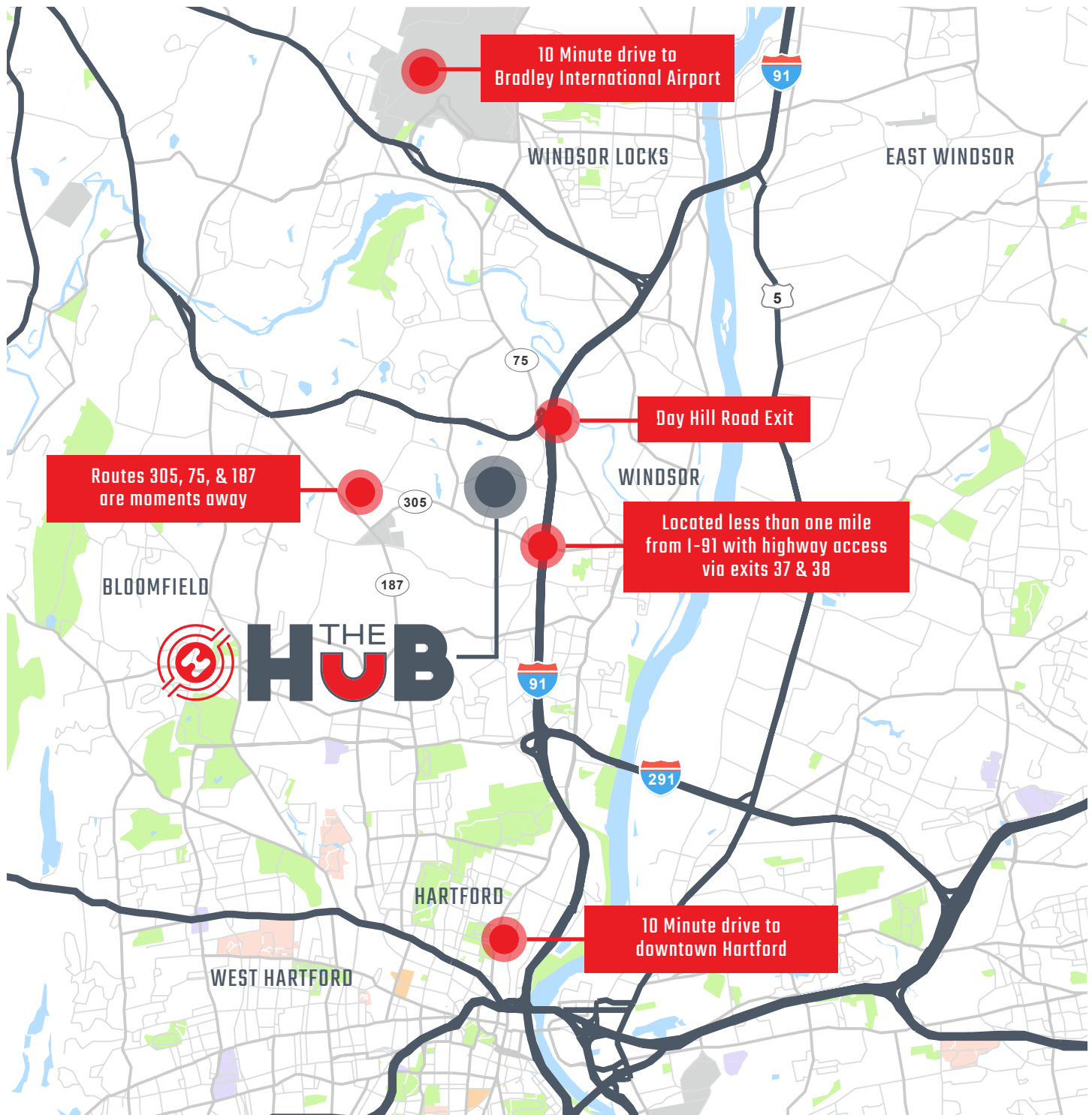
Data center  
ready



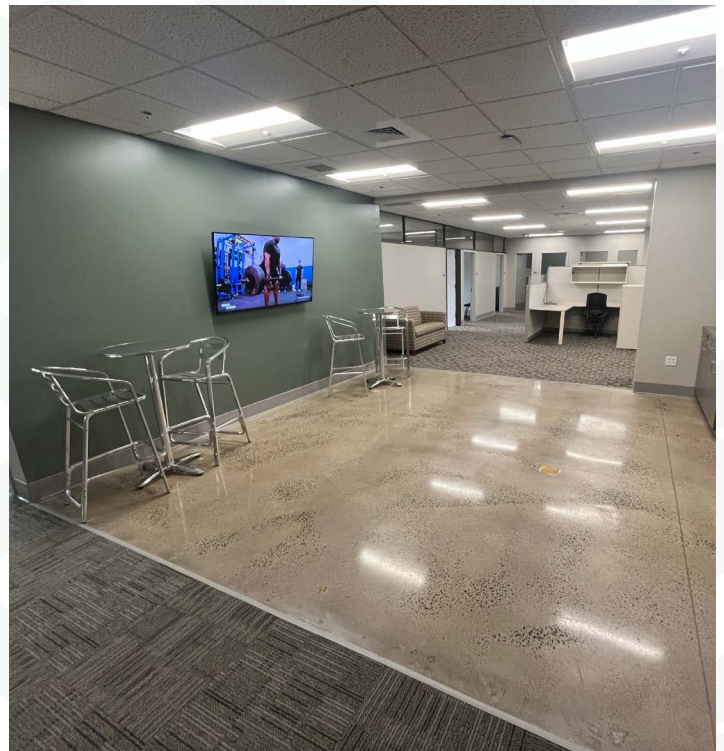
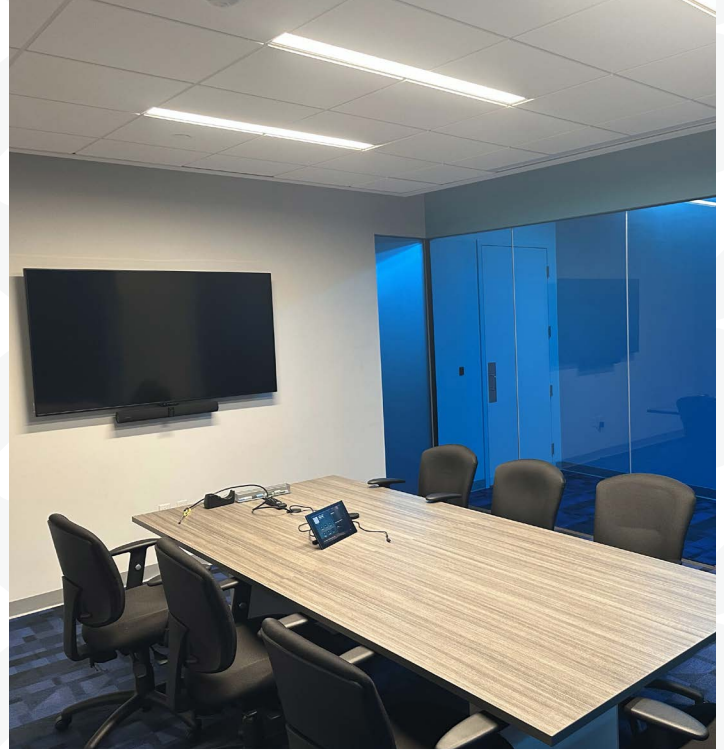
24-Hour self-service  
market, game center and  
lounge, private dining/  
meeting rooms

# MAXIMIZING PRODUCTIVITY

## IN WINDSOR'S HUB OF INVENTION AND ENTERPRISE











# FLOOR PLANS

## 1<sup>ST</sup> FLOOR

	MECHANICALS
	BUILDING AMENITIES
	OCCUPIED
	AVAILABLE



SPACE	RSF	DETAILS
1	135,519	Office / Flex Space / Loading Docks
2	59,452	Office / Flex Space / Loading Docks
3	16,853	Office / Flex Space / Loading Docks
4	10,900	Office. Tall windows around courtyard
5	17,235	Office. Dedicated Entrance
6	2,642	Data or storage room
7	679	Storage
8	1,937	Office. No Windows
9	2,226	Office. No Windows

Can be combined as  
44,988 RSF

### BUILDING AMENITIES

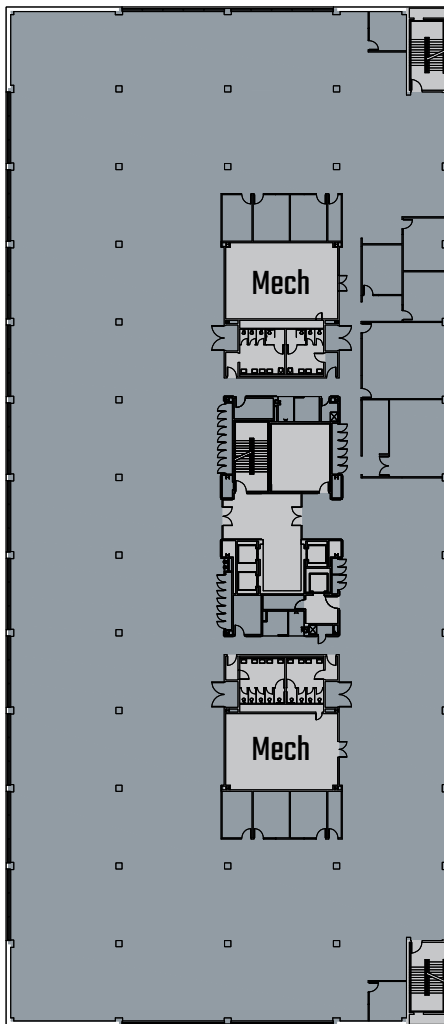
<b>A.</b> Cafeteria	<b>E.</b> Fitness Center
<b>B.</b> 24 Hour Market	<b>F.</b> Showers/Lockers/Sauna
<b>C.</b> Game Areas	<b>G.</b> Private dining
<b>D.</b> Conference Center	

# FLOOR PLANS

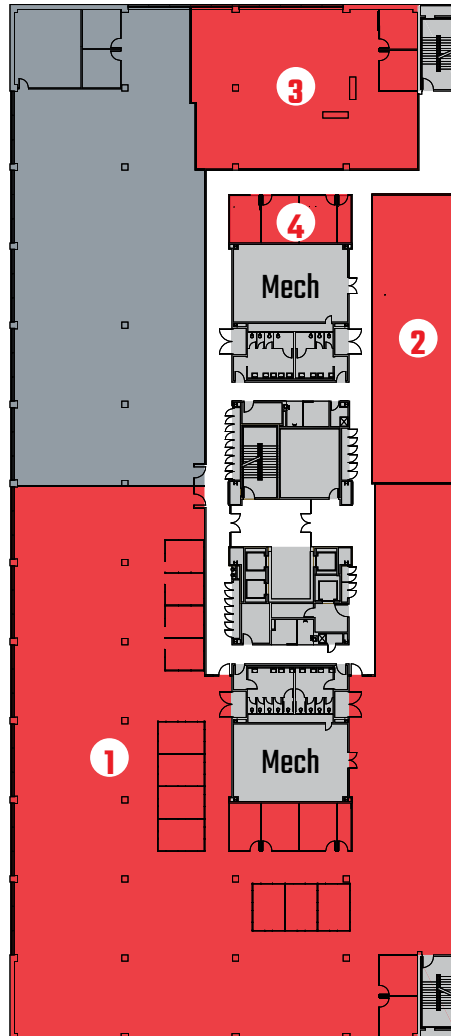
## 2<sup>ND</sup> - 4<sup>TH</sup> FLOOR



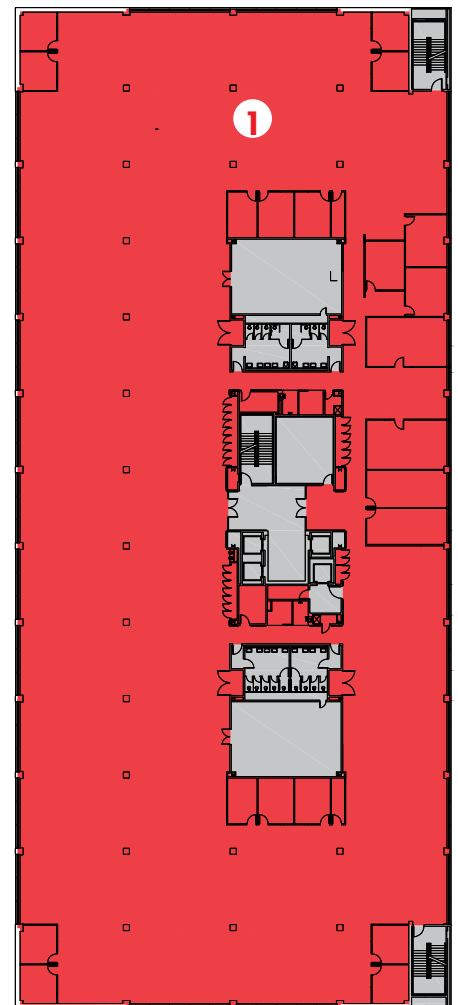
### 2<sup>ND</sup> FLOOR



### 3<sup>RD</sup> FLOOR



### 4<sup>TH</sup> FLOOR



### 3<sup>RD</sup> FLOOR

SPACE	RSF	DETAILS
1	27,639	Office. Can be divided
2	3,524	Office
3	5,092	Office
4	609	Conference room or storage

Can be combined as  
31,163 RSF

### 4<sup>TH</sup> FLOOR

SPACE	RSF	DETAILS
1	49,593	Office. Full Floor

175 ADDISON



THE  
**HUB**

175 ADDISON ROAD  
WINDSOR, CT 06095

**LOCAL HANDS-ON  
MANAGEMENT + OWNERSHIP**

**DOWNLOAD FLOORPLANS**

**ADDISONCORPCENTER.COM**

**OWNER & MANAGER**



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