

FOR LEASE > OFFICE SPACE

Pond View Corporate Center

74 & 76 BATTERSON PARK ROAD, FARMINGTON, CT 06032



Pond View Corporate Center is a "Class A" 34-acre corporate park campus with two existing buildings and a future build-to-suit site located directly off I-84 Exit 37. Each of the buildings measures 117,000 square feet with large floor plates offering tenants total flexibility for business change or growth.

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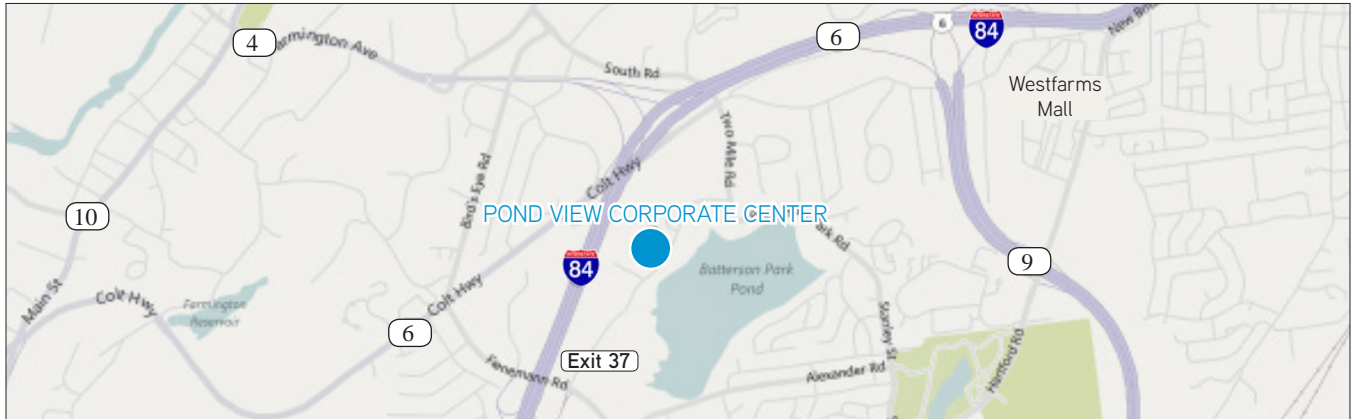
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Building / Site Specifications

YEAR BUILT	1988-1989 by Fusco Corporation
STORIES	3
TOTAL SF	117,000 SF - 74 Batterson Park Road 117,000 SF - 76 Batterson Park Road
PARKING	FREE parking Ratio 3/1,000
ELEVATORS	2 passenger elevators per building; 159 FPM, 2,500 lbs capacity
LOCATION	<p>From New Haven, take I-91 North toward Hartford. Exit 22N and take ramp for SR-9 toward New Britain. Take Exit 28 toward Bristol. At Exit 6, take ramp right for I-84 East toward Hartford. At Exit 37, take ramp right to Fienemann Road. Keep straight on Batterson Park Road. The property is on the left.</p> <p>From Hartford, take Exit 38 off I-84 toward Bristol. Turn left on US-6 East. Keep straight on Colt Highway and turn right on Two Mile Road. Turn right on Batterson Park Road. The property is on the right.</p>
ACCESS	24/7 security card building access
CONSTRUCTION	Brick & granite, 8'-6" ceiling height. 6' window height. Fully sprinklered. 24' x 24' bays.
GROUNDS	Attractively maintained grounds and outdoor seating, picnic and jogging area overlooking Batterson Park Pond with large picnic areas and basketball courts.
AMENITIES	24/7 security card access, fitness center and café



ENERGY STAR RATED

Features and On-Site Amenities



CLASS A ENVIRONMENT

Long established as a corporate headquarters location nestled in desirable Farmington, Connecticut, Pond View Corporate Center offers Class A location, property, buildings and interior tenant fit-ups.

LOCATION

On-site CT Transit Authority bus route. One mile from CT Transit Shuttle to NY airports. Easy drive to Hartford and Bradley airports. One mile to hotels and three miles to Westfarms Mall.



ON-SITE MANAGEMENT

Fusco Corporation is the proud developer, owner, and manager of the property. Their on-site management is located on the 1st floor of 74 Batterson Park Road.

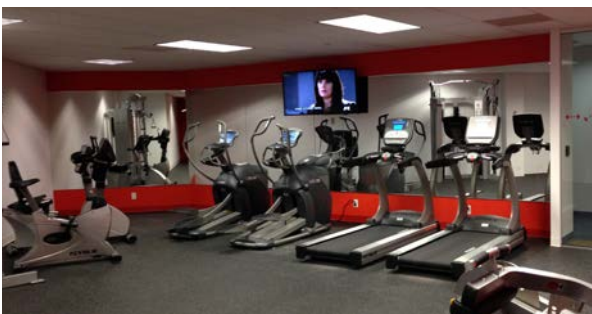


24/7 SECURITY

Fusco Management Company, LLC provides a safe environment with accessibility. Tenants have building card access 24/7.

FREE PARKING

Abundant and convenient FREE parking available at a ratio of 3/1,000.



FITNESS CENTER

New state-of-the-art on-site fitness center with locker rooms and showers available to tenants at no charge.



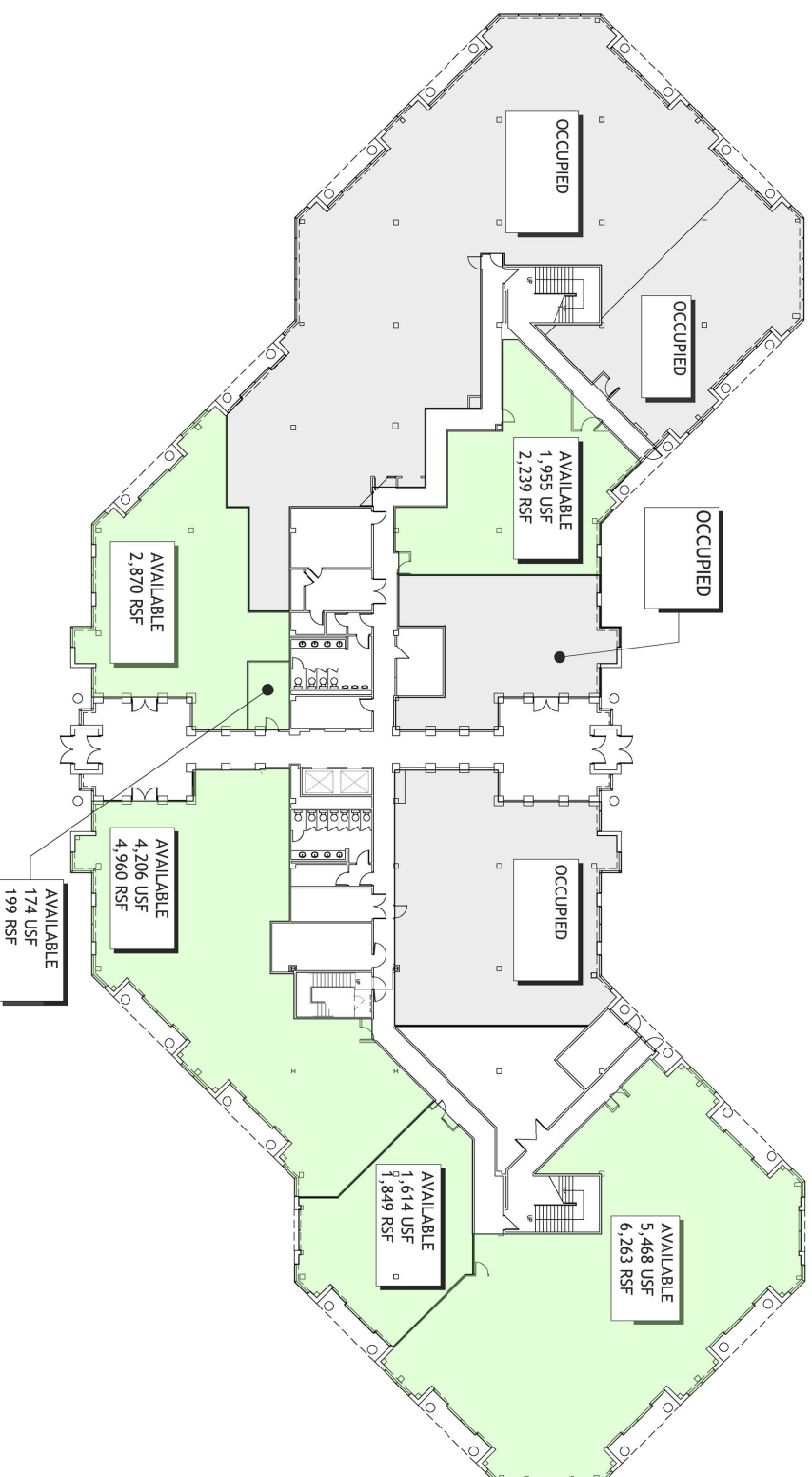
ON-SITE CAFÉ

New on-site café and catering service. Hours of operation are Monday-Friday 7:30AM - 2:30PM. Catering is flexible.

74 Batterson Park Road > First Level Floor Plan

Pond View Corporate Center

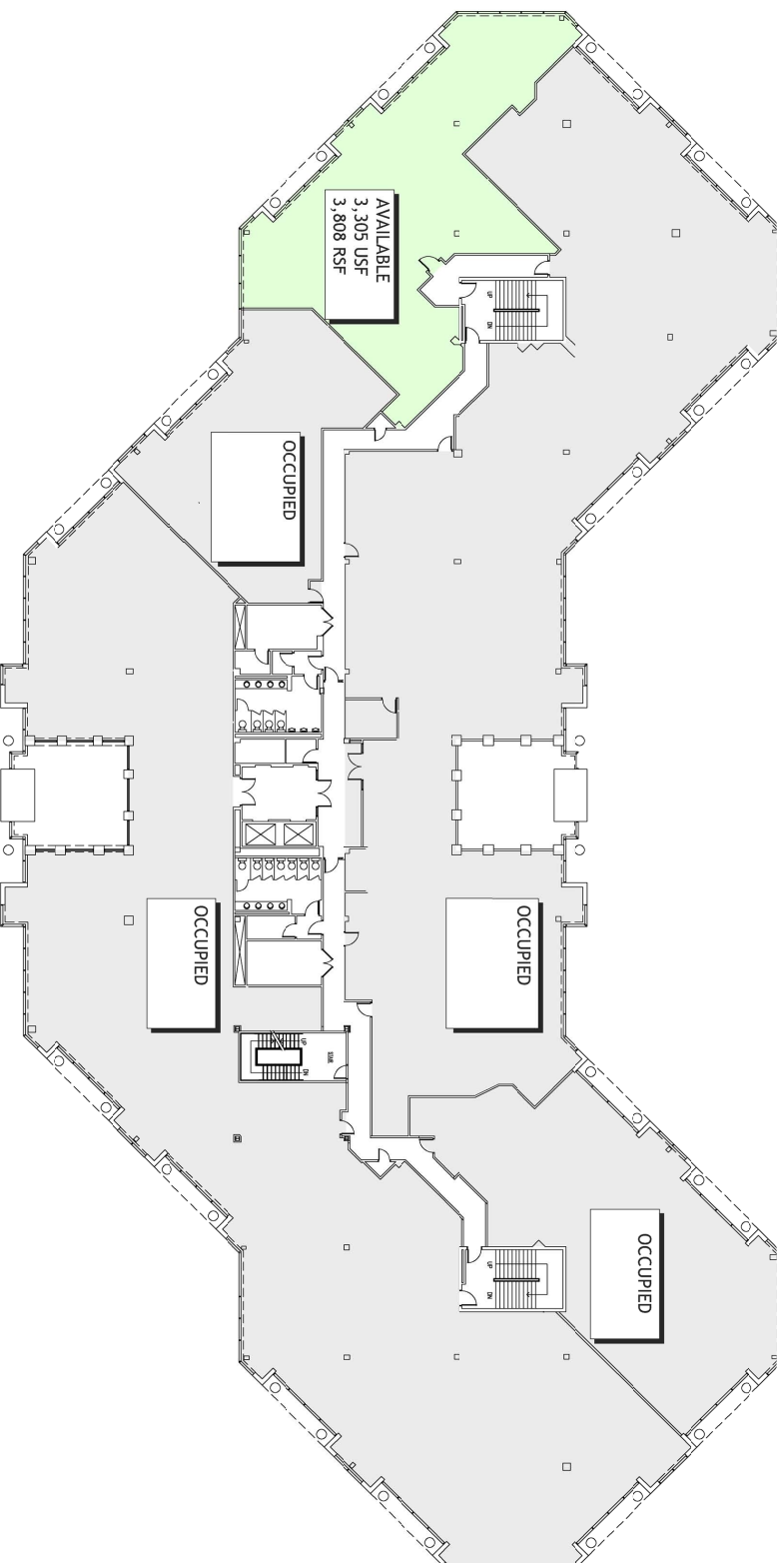
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74 Batterson Park Road > Second Level Floor Plan

Pond View Corporate Center

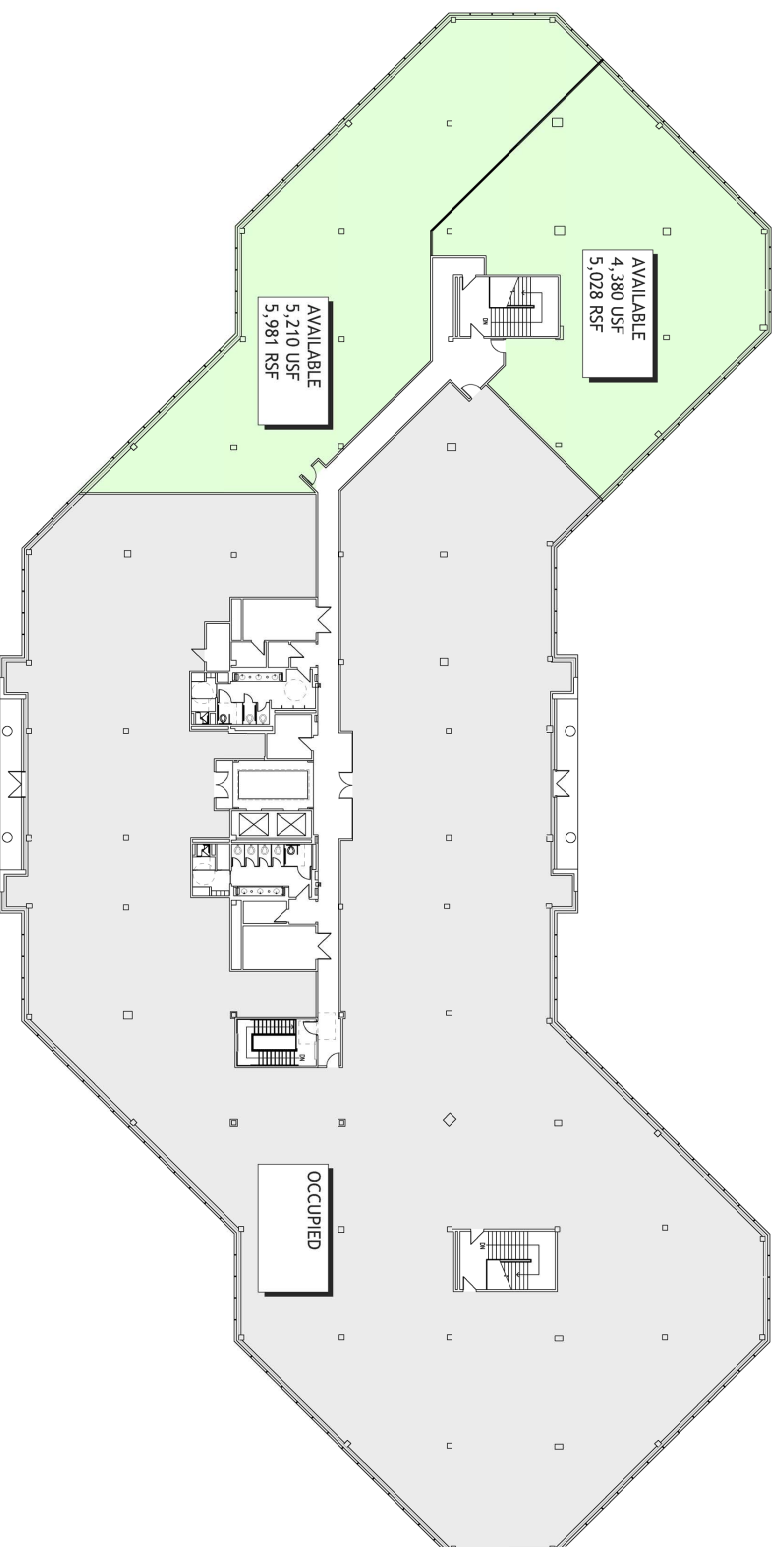
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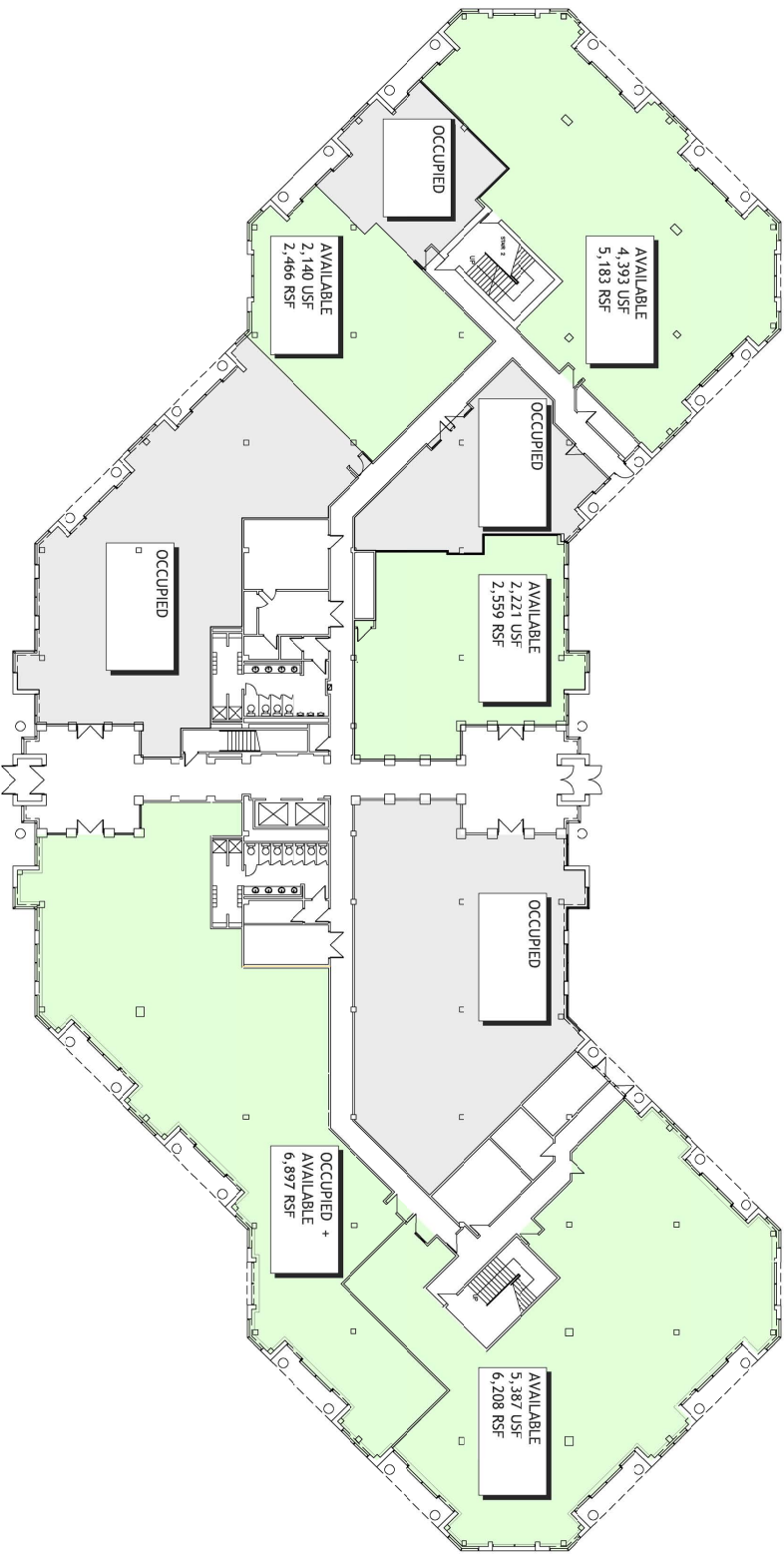
74 Batterson Park Road > Third Level Floor Plan

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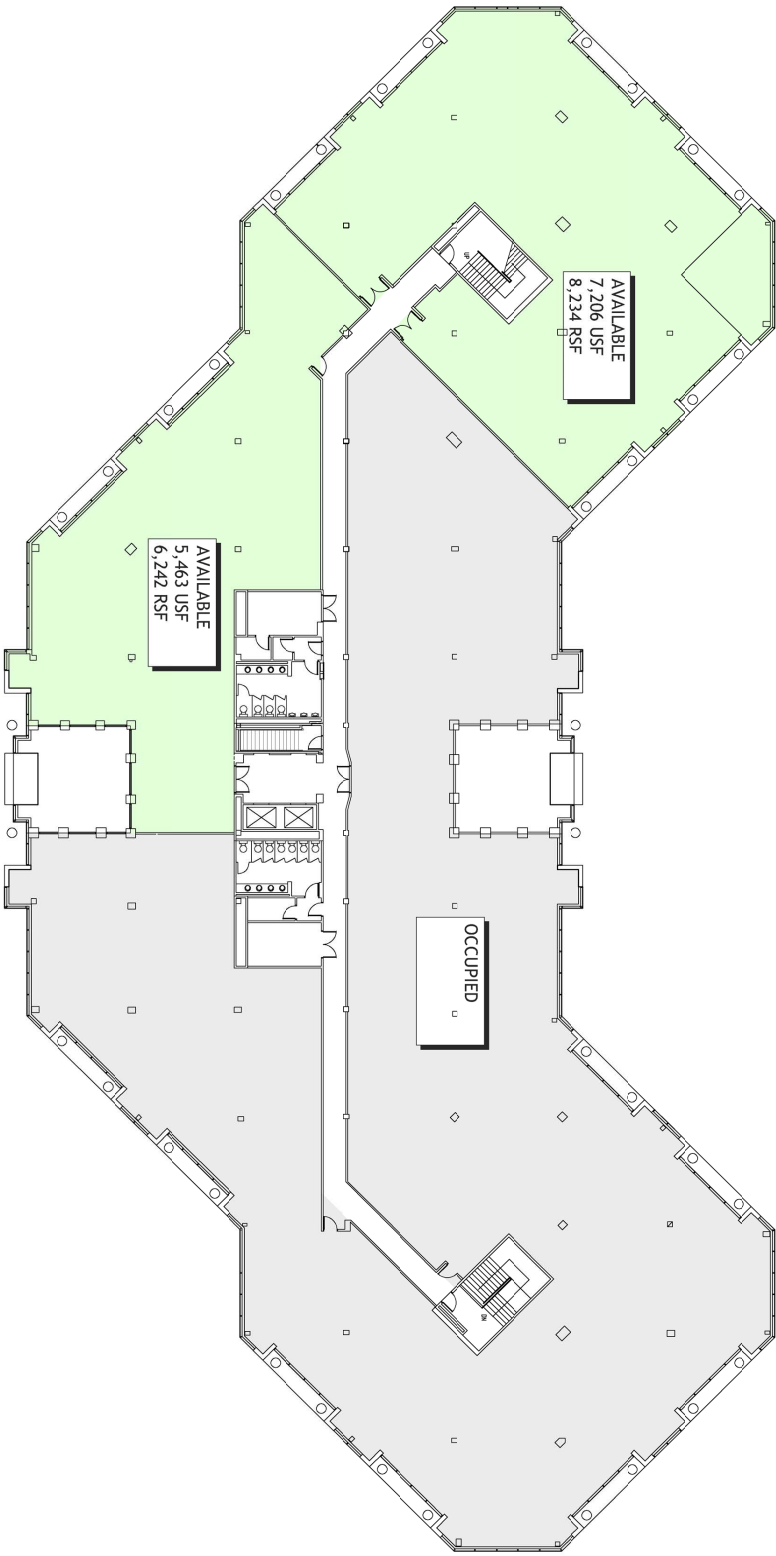
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