

FOR LEASE > CALL CENTER



Progress Square

32 VALLEY STREET, BRISTOL, CT 06010



32 Valley Street > Call Center

32 Valley Street is a 250,000 SF office building located on a bus line in Bristol, CT. There are 87,000 SF available for lease. This space is a fully furnished call center including furniture, equipment and back-up generators in place. There may be tax incentives from the town.

From Hartford, take Exit 38 off I-84 West for US-6 West toward Bristol. Turn left onto N. Main Street. Turn right onto Race Street. Turn left into Valley Street. The property is on the left.

Building Amenities

- > 12,000 - 87,000 SF call center for lease
- > Space is available immediately
- > 3 Floors (50,000sf per floor)
- > Space on the 3rd, 4th & 5th floor
- > Will subdivide to 12,000 SF
- > Built in 2000
- > 5+/- acres
- > Located on bus line
- > 2 miles from I-84
- > Parking: Ample
- > Fully sprinklered
- > Possible tax incentives
- > See back for more details
- > Lease Rate: \$6.50/SF NNN

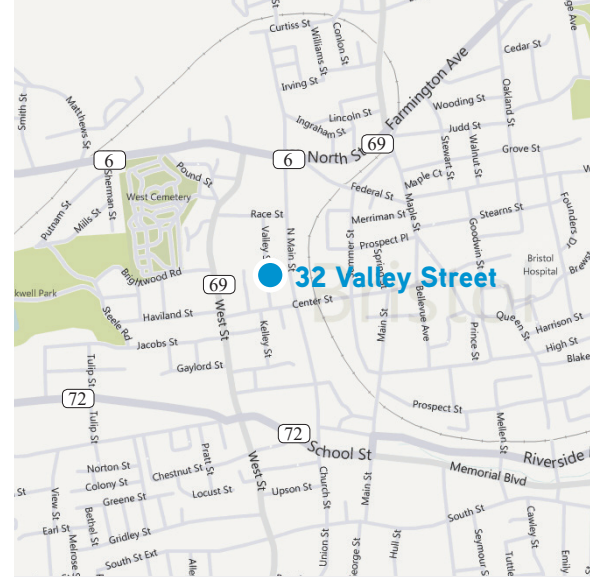
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Progress Square > Property Information

- > 12,000 SF expandable to 87,000 SF
- > Steel, concrete & masonry structure
- > Heavy electric service
- > State of the art, high efficiency HVAC system with ice storage plant
- > Monitored sprinkler, fire alarm and smoke detector system
- > Diesel emergency backup generator
- > Extensive network wiring
- > Secure LAN room with fibre cable to LAN room
- > Interior continuously updated over past 10 years (like new)
- > Space contains a tenant operated cafeteria
- > Three dedicated passenger elevators service facility
- > Loading dock access to lowest level of three floors with freight elevator to all floors
- > 900 car parking
- > Card key entry system
- > Security camera system for all parking areas
- > Bristol facility approximately 18 miles from downtown Hartford
- > Access to Bristol via Routes I-84 US 6, 69, 229 and coming soon the RT 72 extension scheduled for completion summer 2009. RT 72 is a direct link from I-84 into downtown Bristol.
- > Possible new commuter line between Waterbury & Hartford with a downtown Bristol station.
- > Located in an Enterprise Zone providing financial incentives which may include:
 - o Per job cash incentive for job creation in the local market from the City of Bristol
 - o Up to 5 year 80% abatement of local property tax on qualifying real estate improvements and personal property
 - o 10 year, 25% credit on that portion of the Connecticut Corporate Business Tax that is directly attributable to this business location (see CGS 12-217 (e))
 - o May be eligible for low interest loans for capital improvements from the CT Development Authority (CDA)



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