



## WATERSIDE 6 OFFICE PARK

Nestled in desirable Farmington CT, these three Class A buildings offer several distinctive suites for lease; ranging from 1,610 SF to 8,049 SF

Office complex with three buildings set on 30 wooded acres in a park-like setting less than one minute to I-84.

STARTING FROM

**\$20.00**  
PSF FULL SERVICE

**John Cafasso CCIM**  
860 616 4013  
john.cafasso@colliers.com

**Jim Stanulis**  
860 989 6316  
james.stanulis@colliers.com

Colliers International  
864 Wethersfield Avenue  
Hartford, CT 06114  
P: +1 860 249 6521



10 WATERSIDE DRIVE



20 WATERSIDE DRIVE



30 WATERSIDE DRIVE



	10 WATERSIDE DRIVE	20 WATERSIDE DRIVE	30 WATERSIDE DRIVE
<b>YEAR BUILT</b>	1989	1985	1989
<b>TOTAL SF</b>	62,000 SF	26,803 SF	53,000 SF
<b>STORIES</b>	3	2	3
<b>AVAILABLE SF</b>		AVAILABLE SF	
<b>Floor 1</b>	4,280 SF & 2,152 SF	2,094 SF	3,349 SF & 4,700* SF
<b>Floor 2</b>	-	-	-
<b>Floor 3</b>	1,610 SF & 1,651 SF	-	-
<b>Total available</b>	9,693 SF	2,094 SF	8,049 SF
<b>AVAILABILITY</b>	Immediate	Immediate	Immediate
<b>SPRINKLERS</b>	Yes	Yes	Yes
<b>PARKING</b>	Free parking 4/1,000	Free parking 4/1,000	Free parking 4/1,000
<b>LEASE RATE</b>	\$24.50 PSF Full Service	\$20.00 PSF Full Service	\$24.50 PSF Full Service

\*contiguous

Waterside Office Park is set on 30 wooded acres with beautifully appointed common areas and park-like grounds that welcome tenants to this premier address.

Ideally located less than one minute to I-84 with easy access to major highways and less than 10 miles from Hartford, CT.



**CONVENIENT LOCATION**

Easy drive to Hartford and Bradley airports. Less than a mile to Hampton Inn & Suites and four miles to Westfarms Mall.



**ON-SITE MANAGEMENT**

On-site management is located on the 1st floor of 20 Waterside Drive.



**FREE PARKING**

Abundant and convenient FREE parking available at a ratio of 4/1,000.



**24/7 SECURITY**

Safe environment with accessibility. Tenants have building card access 24/7.

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