

FOR SALE &gt; INVESTMENT OPPORTUNITY

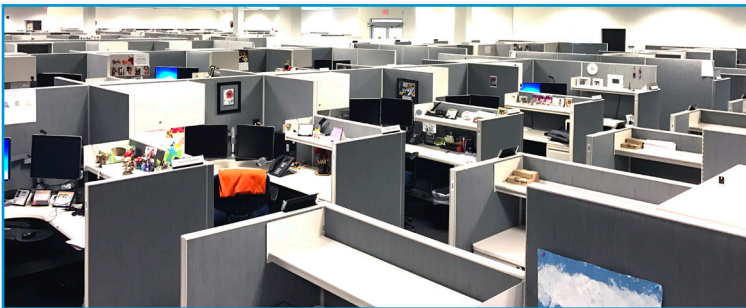
184 Windsor Avenue

WINDSOR, CT 06095



100% Leased | 8+ Years Remaining

State of Connecticut Guarantee



Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 184 Windsor Avenue in Windsor, Connecticut. 184 Windsor Avenue is an 81,905 square foot single story office building fully leased to two State of Connecticut agencies. The State of Connecticut Department of Social Services (DSS) occupies 47,937 square feet and the State of Connecticut Department of Rehabilitation Services Bureau of Education and Services for the Blind (DRS-BESBE) occupies 33,968 square feet. The property sits on 7.86 acres and is located directly off Interstate 91.

**STATE OF CONNECTICUT CREDIT** Connecticut has a Moody's A1 rating on its General Obligation debt, reflecting Connecticut's high income levels, strong governance, and adequate liquidity. Moody's also maintains a Stable rating outlook noting the state's strong fiscal discipline provisions.

**SIGNIFICANT TENANT INVESTMENT** The State of Connecticut is contributing a total of \$2,131,039.60 in building improvements over the first sixty (60) months of the lease term beginning in December 2015.

**STRONG STATE COMMITMENT** A new ten (10) year lease commencing in December 2015 coupled with an outsized tenant investment asserts the State's long term commitment to the property.

**LOCATION, LOCATION, LOCATION** Located at the base of the on and off ramps to Interstate 91 Exit 34, 184 Windsor Avenue provides immediate highway access in both north and south directions and is just 3 miles from downtown Hartford.

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184 Windsor Avenue, also known as 20 Meadow Road in Windsor is a high quality, single story former flex building that was converted into office space in 2015 for the State of Connecticut with significant investment from both the landlord and the State. The building is broken into two suites with a shared café, break area, and library.



#### PROPERTY SUMMARY

Address	184 Windsor Avenue Windsor, CT 06095
Square Feet	81,905 SF
Occupancy	100%
Tenants	State of Connecticut Department of Social Services (DSS) State of Connecticut Department of Rehabilitation Services Bureau of Education and Services for the Blind (DRS-BESBE)
Year Renovated	2015

#### Sale Price

**\$12,500,000**

#### Contact:

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