

FOR SALE OR LEASE › OFFICE / RETAIL SPACE



The Mercantile Exchange

55 MAIN STREET, NORWICH, CT 06360



In the premiere downtown CBD location with commanding views of the Thames River, the **Mercantile Exchange** is the only “Class A” office building in the greater Norwich market. This five-story structure, built in 2004, offers discerning tenants architecturally significant masonry and steel construction, superior fenestration, flexible and accommodating floor plates. The Mercantile Exchange was built with the finest quality materials and exacting design standards by Downes Construction. The Mercantile Exchange strikes a compromise between today’s modern office metrics demand with a “Greenwich”, old world appeal. The project is professionally managed and features on-site security, adjacent structured parking, and ground level retail space.

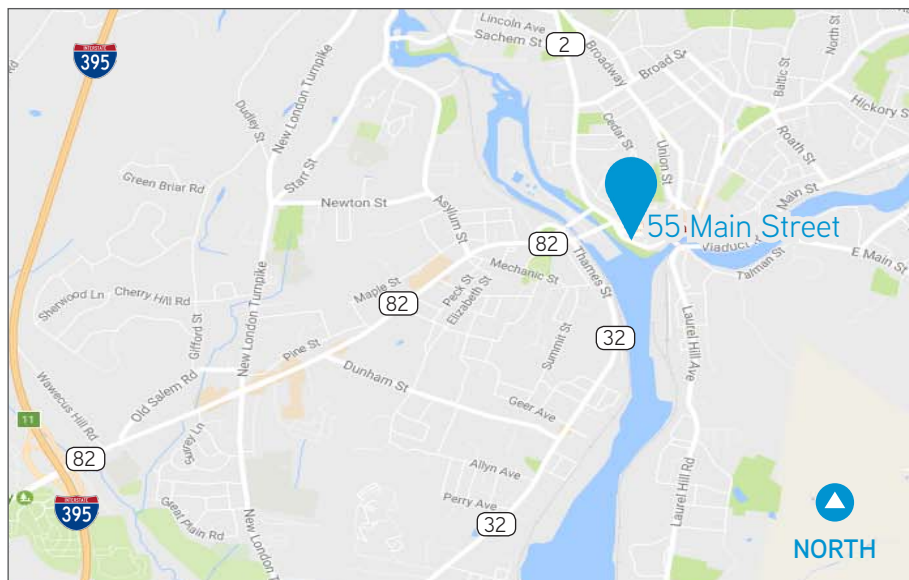
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DIRECTIONS:

From Hartford, take Route 2 East towards Norwich. Take the CT-2 E/CT-32 exit toward Norwich. Turn slight right onto Washington St/CT-32/CT-2. Continue to follow CT-2. Turn right onto Water St. Turn slight left onto CT-12/Main Street. 55 Main Street is on the right.

55 Main Street Location

Located in southeastern Connecticut, the city of Norwich is a charming 350-year young community with a history that predates the founding of the nation. The Mercantile Exchange is centrally located in downtown Norwich, Connecticut overlooking picturesque Chelsea Harbor. Three rivers, the Yantic, the Shetucket, and the Quinebaug, flow into the city and form the harbor, from which the Thames River flows south to Long Island Sound. Conveniently located to all highways (I-395, Rt. 2, Rt. 12, etc.). Close to court and local municipalities.

Property Amenities

- > CBD location
- > Superior branding opportunity for large users
- > Floor design to accommodate different size suites
- > In house design services provided
- > “Turn-key” tenant build-out
- > Water views from suites
- > On-site security
- > 41 spaces in underground garage
- > 122 spaces in Level 2 lot
- > Ability to be competitive with rates and improvement dollars
- > Strong property management and on-site maintenance

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Asking Price

\$9,000,000

Office Price

\$20.00/SF Gross Full Service

Office SF

985 - 27,470

Retail Price

\$16.00/SF NNN

Retail SF

1,521 - 2,826 RSF

Year Built

2004

Lot Size

0.87 acre

Ownership Type

Fee Simple

55 Main Street > Tenant Overview

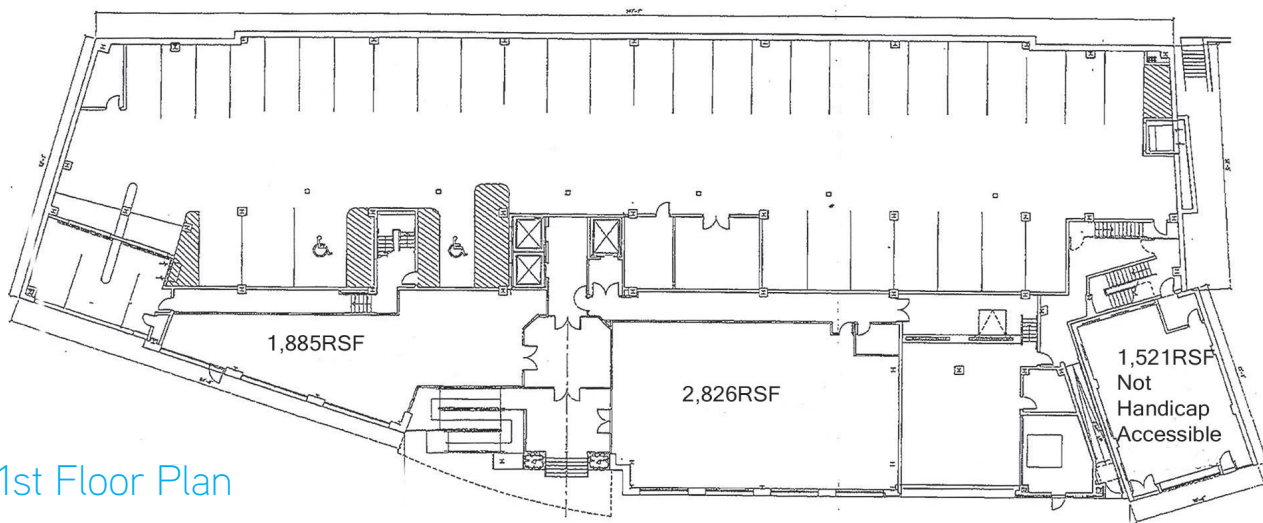
Office suites can accommodate tenants from 985 square feet to a full floor tenant of 27,470 square feet. Retail suites are available from 1,521 square feet with direct access from Main Street.

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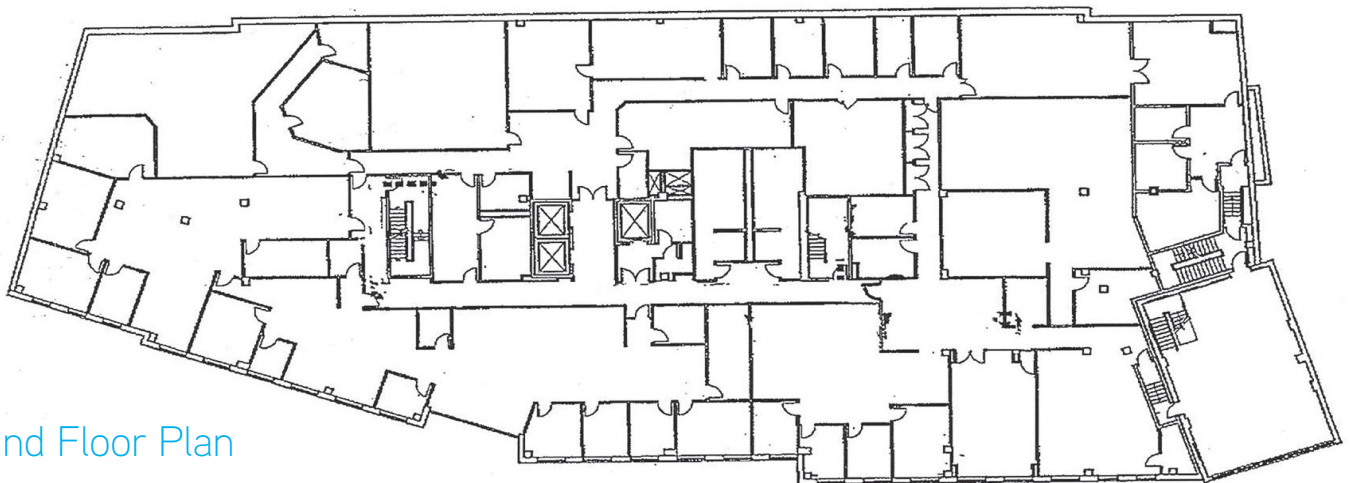
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1st Floor Plan



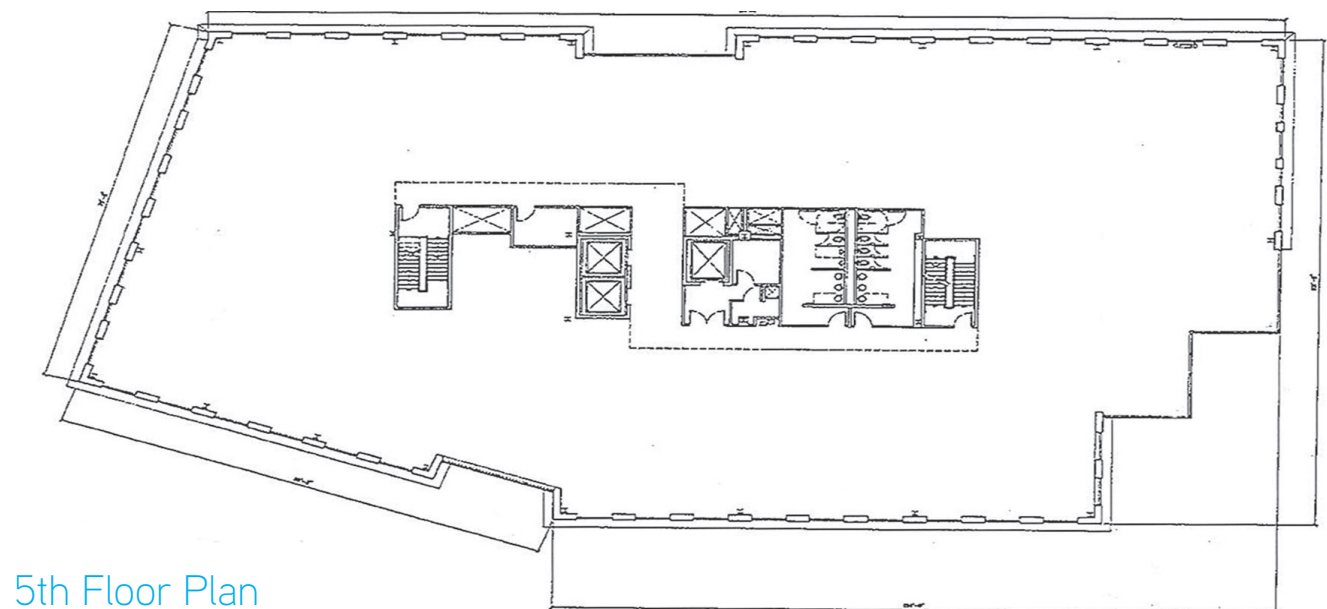
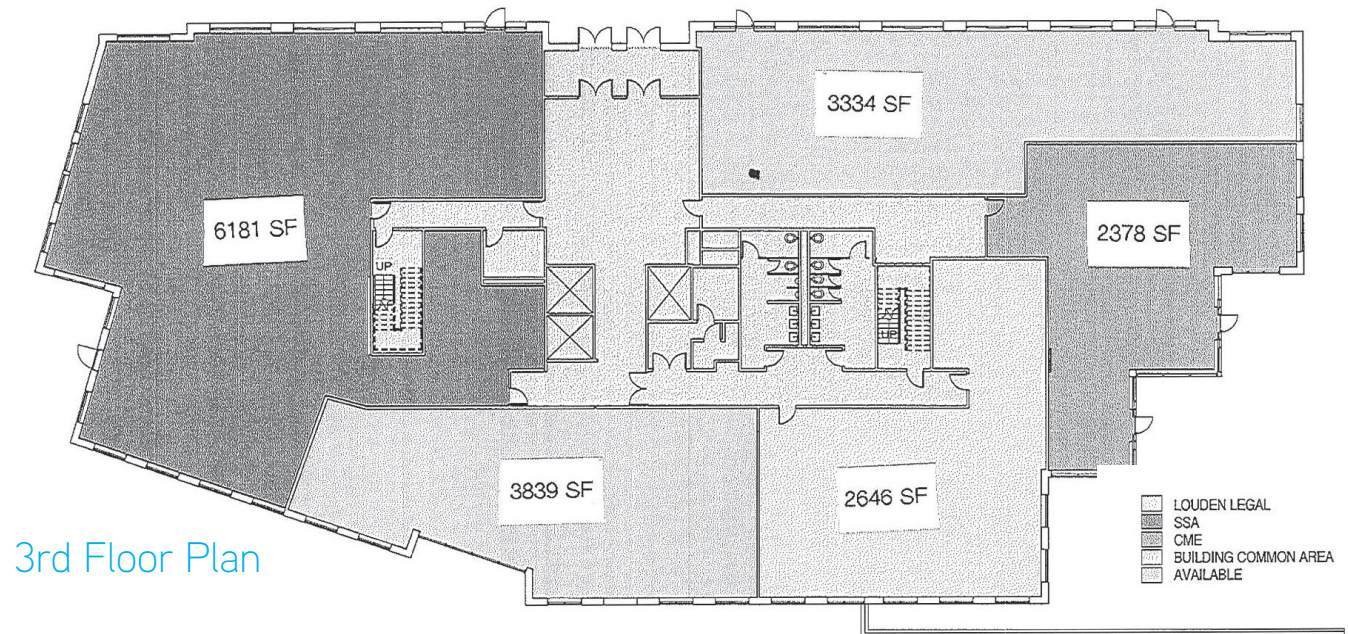
2nd Floor Plan

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Contact Us

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