

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.

JOHN J. CAFASSO, CCIM  
COLLIERS INTERNATIONAL  
864 Wethersfield Avenue, Hartford, CT 06114  
860 616 4013  
john.cafasso@colliers.com  
www.colliers.com/hartford

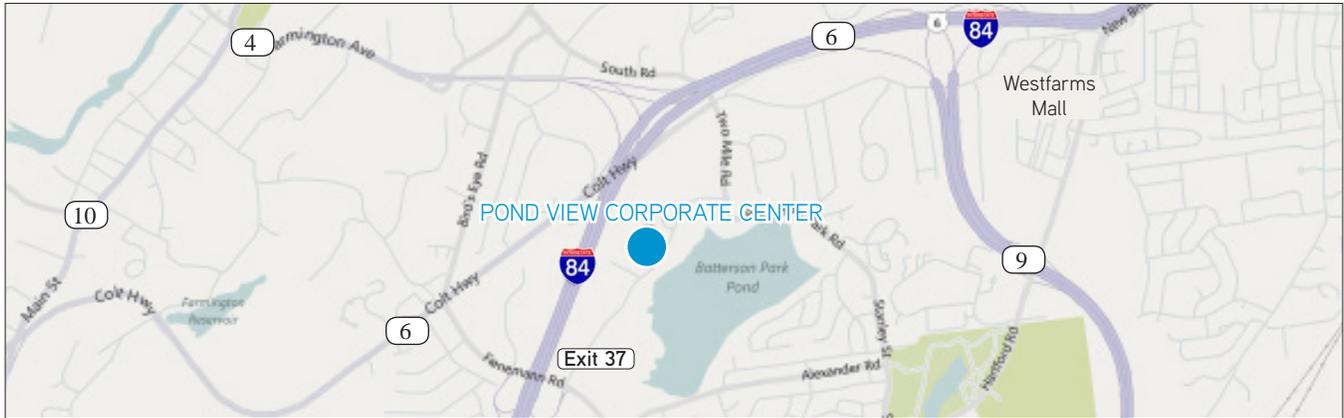
LANDLORD'S REP: WILL LORENZ  
FUSCO MANAGEMENT COMPANY, LLC  
555 Long Wharf Drive, Suite 14, New Haven, CT 06511  
203 603 5169  
wlorenz@fusco.com  
www.fusco.com



FOR LEASE > OFFICE SPACE

# Pond View Corporate Center

74 & 76 BATTERSON PARK ROAD, FARMINGTON, CT 06032



## Building / Site Specifications

<b>YEAR BUILT</b>	1988-1989 by Fusco Corporation
<b>STORIES</b>	3
<b>TOTAL SF</b>	117,000 SF - 74 Batterson Park Road 117,000 SF - 76 Batterson Park Road
<b>PARKING</b>	FREE parking Ratio 3/1,000
<b>ELEVATORS</b>	2 passenger elevators per building; 159 FPM, 2,500 lbs capacity
<b>LOCATION</b>	<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>
<b>ACCESS</b>	24/7 security card building access
<b>CONSTRUCTION</b>	Brick & granite, 8'-6" ceiling height. 6' window height. Fully sprinklered. 24' x 24' bays.
<b>GROUNDS</b>	Attractively maintained grounds and outdoor seating, picnic and jogging area overlooking Batterson Park Pond with large picnic areas and basketball courts.
<b>AMENITIES</b>	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

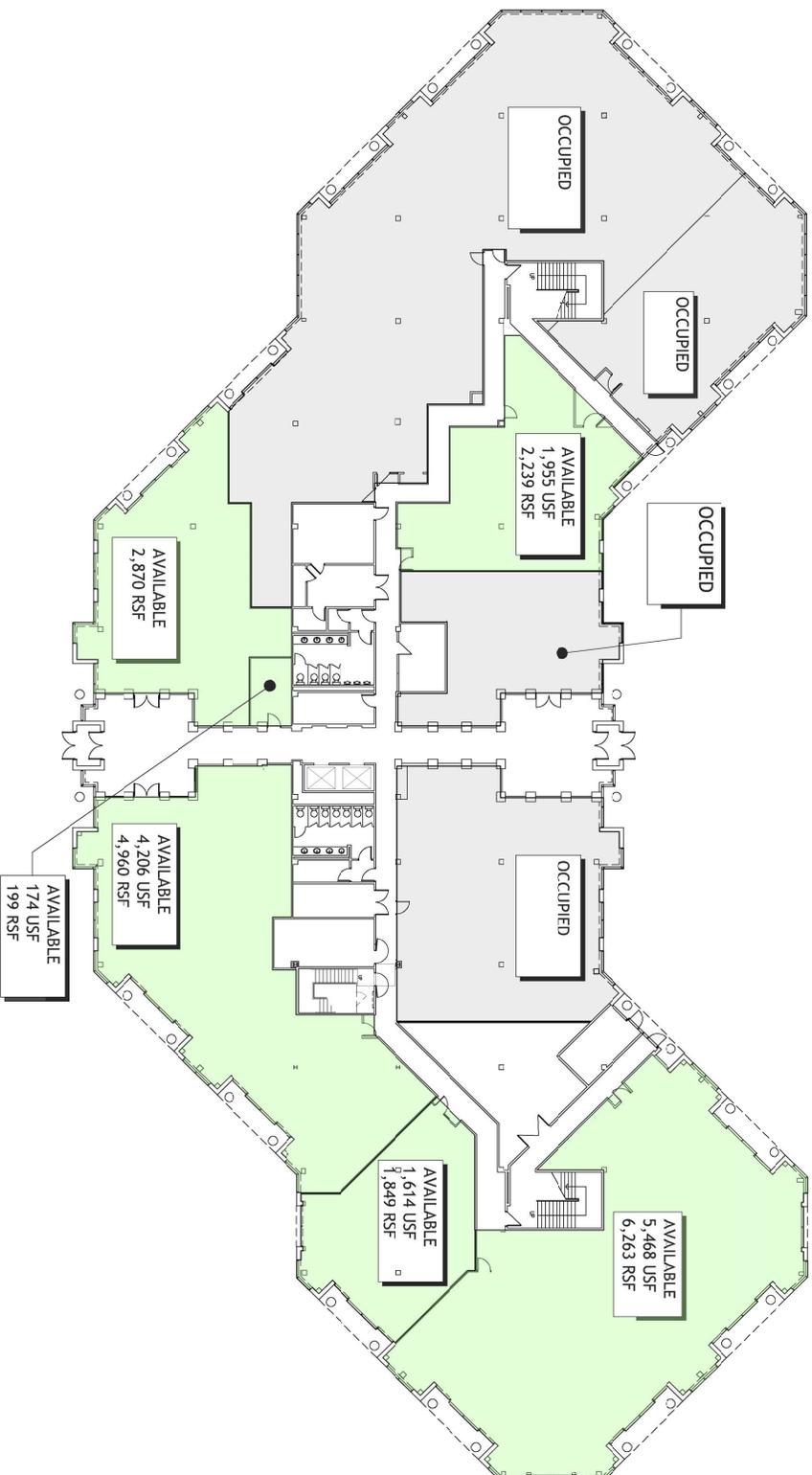
New state-of-the-art on-site fitness center with locker rooms and showers available to tenants at no charge.



### ON-SITE CAFÉ

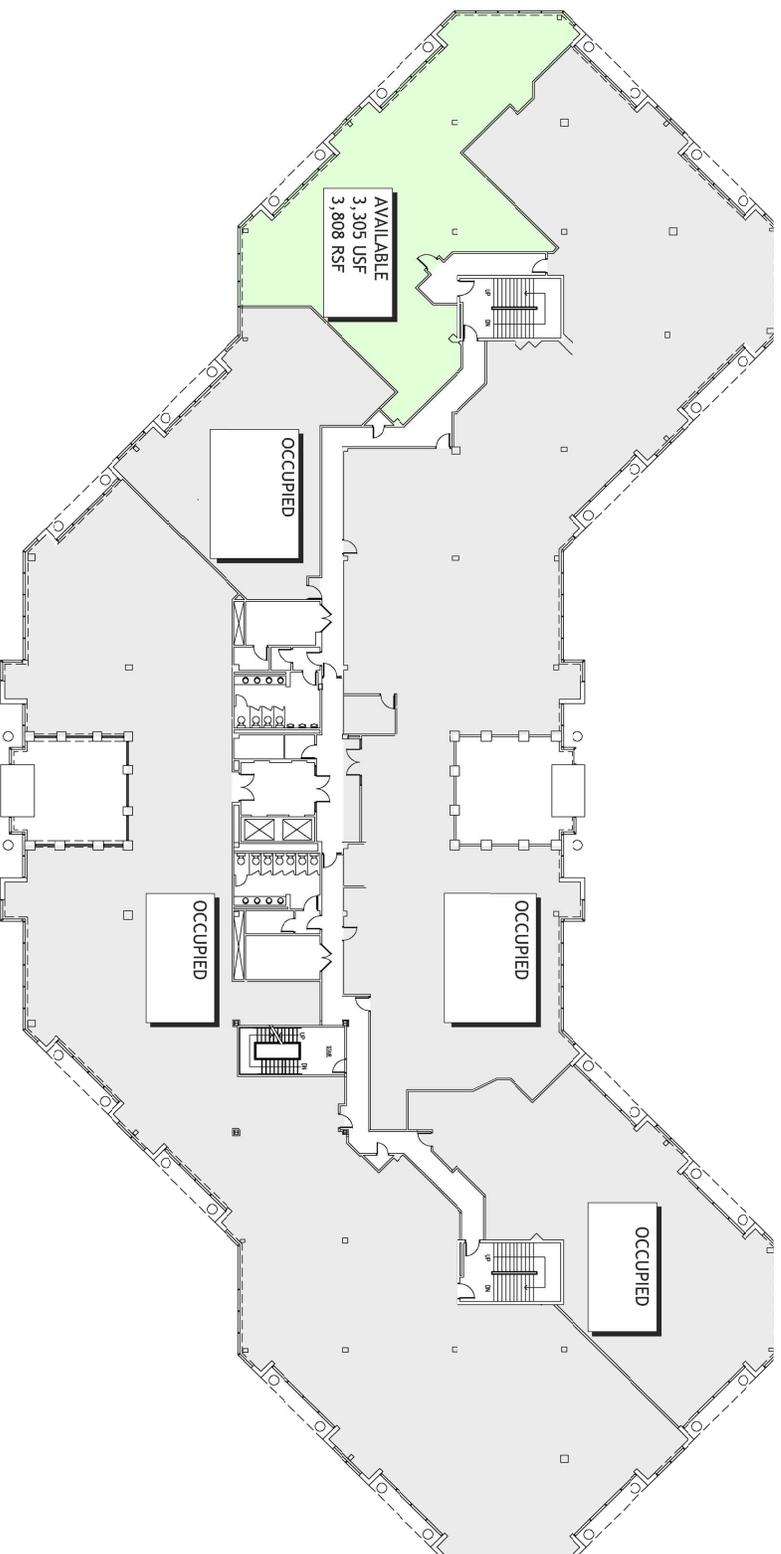
New on-site café and catering service. Hours of operation are Monday-Friday 7:30AM - 2:30PM. Catering is flexible.

74 Batterson Park Road > First Level Floor Plan  
Pond View Corporate Center  
100% Full Backup Generator Access

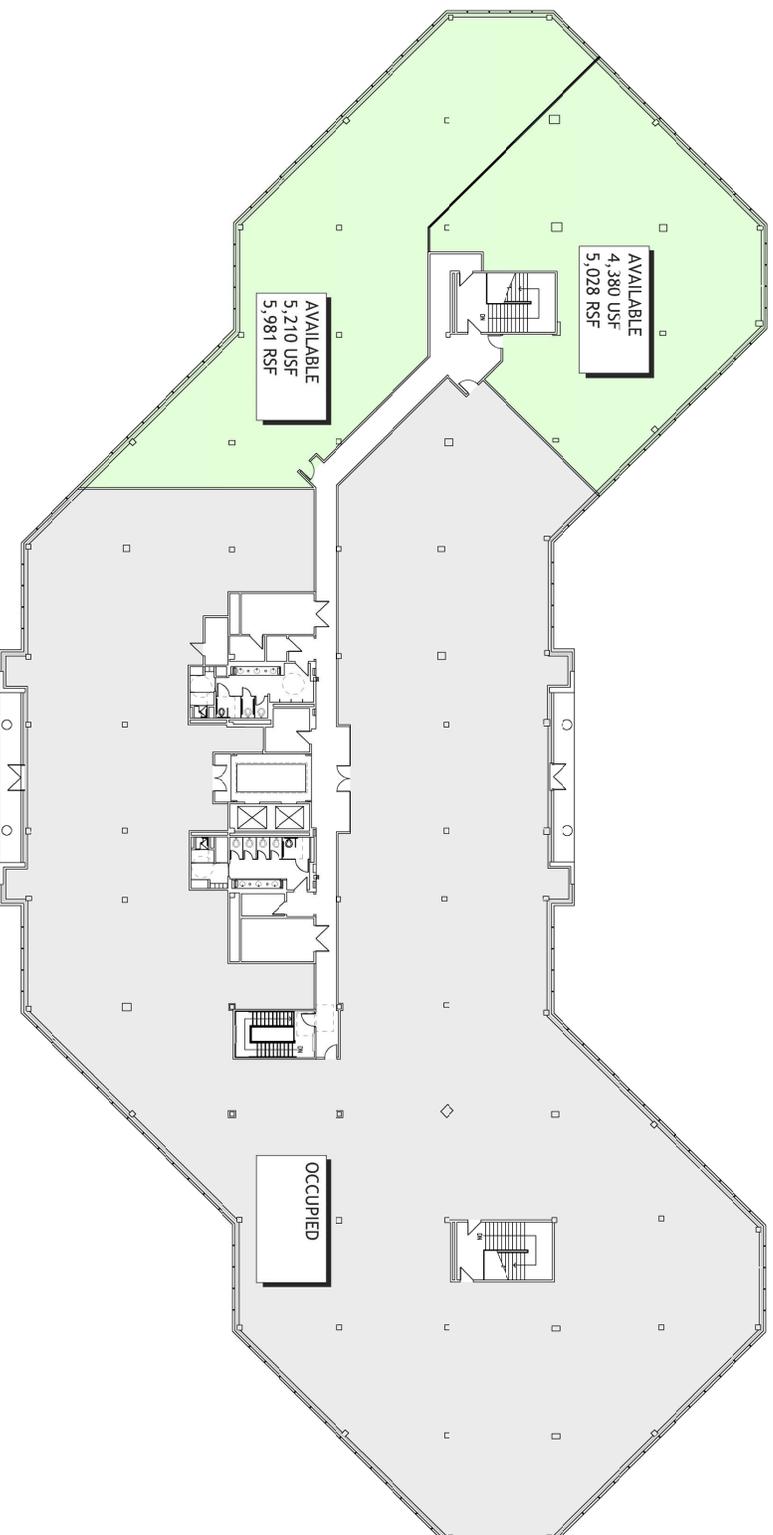


74 Batterson Park Road > Second Level Floor Plan  
Pond View Corporate Center

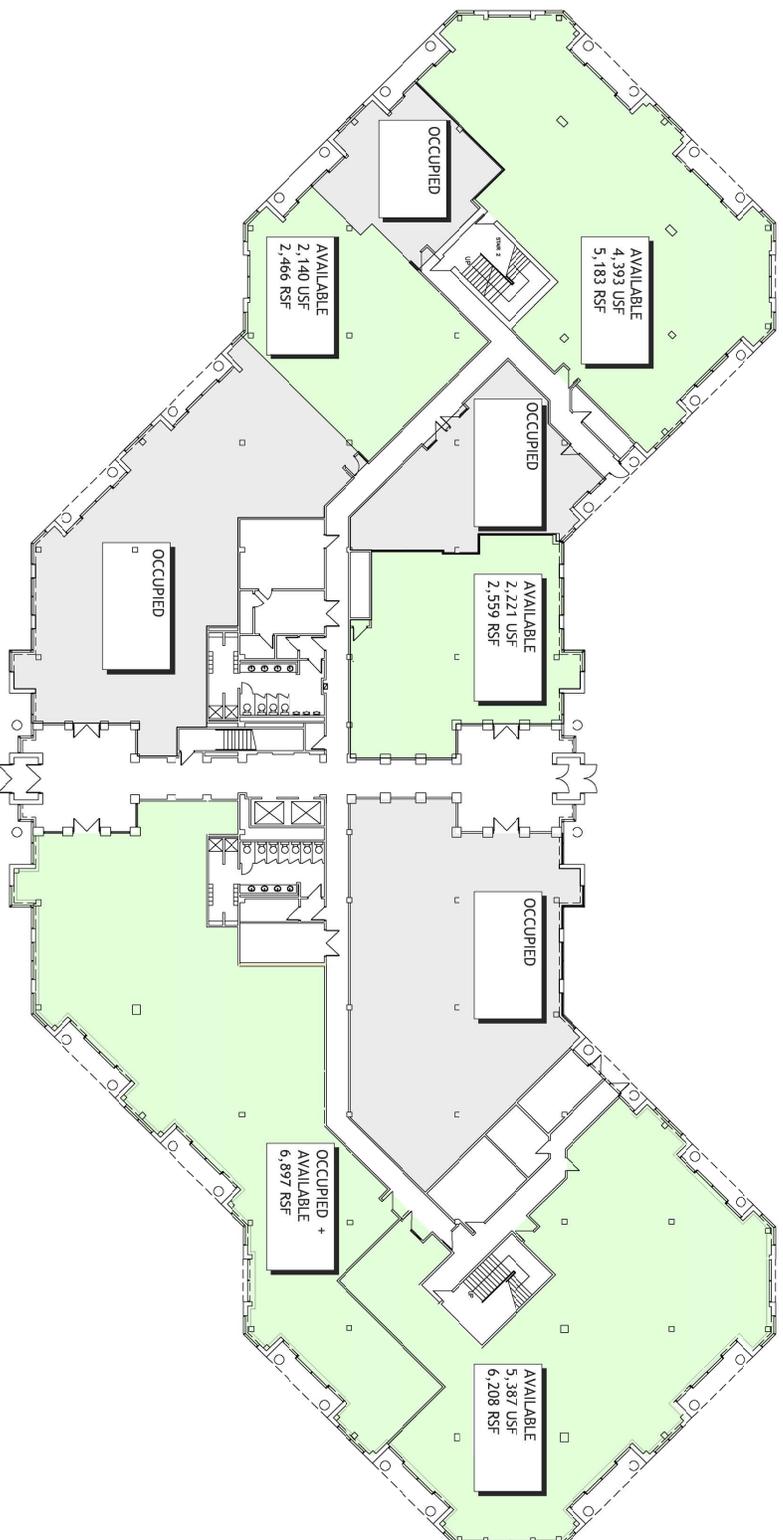
100% Full Backup Generator Access



74 Batterson Park Road > Third Level Floor Plan  
Pond View Corporate Center  
100% Full Backup Generator Access

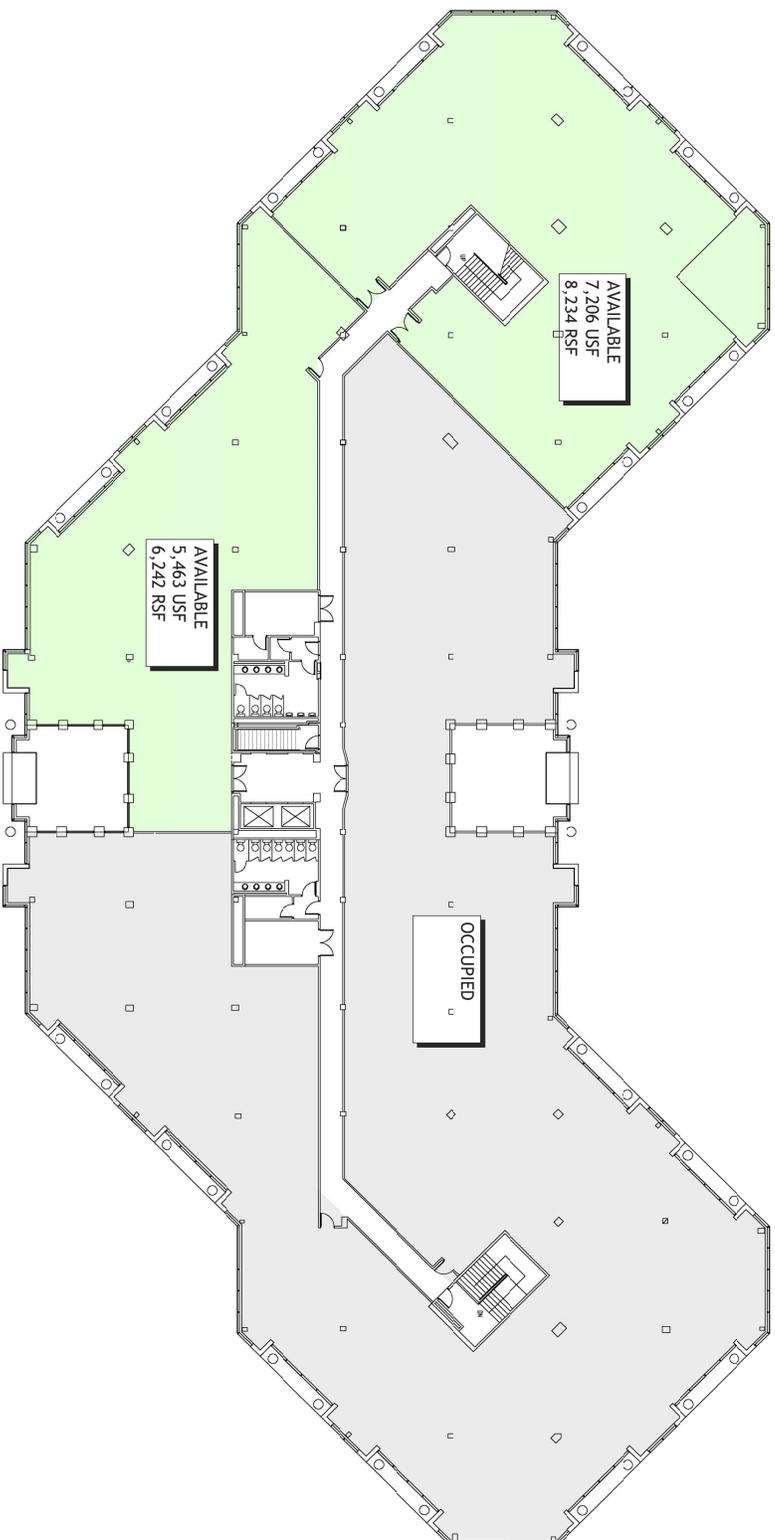


# 76 Batterson Park Road > First Level Floor Plan Pond View Corporate Center



# 76 Batterson Park Road > Second Level Floor Plan

Pond View Corporate Center



76 Batterson Park Road > Third Level Floor Plan  
Pond View Corporate Center

