



One Liberty Square
NEW BRITAIN, CT

Class A office space convenient to every central Connecticut city
Professional/medical spaces from 2,000 to 13,000 SF





Local Landlord committed to best in class service.



FOR LEASE | One Liberty Square | New Britain, CT



Highly desirable location, with easy access to everything you need 24/7.

The property offers excellent accessibility to Interstates 84 and 91 via Route 9, as well as to Routes 72 and 372. The CTfastrak Busway is just a short walk away. Just 15 minutes from Hartford, Middletown and the heart of the Farmington Valley, and just 20 minutes from Waterbury, this is Central CT's prime location to attract and retain employees.

DISTANCE		
	CTfastrak & Route 9	1/4 mile
	Route 72	1/2 mile
	Bradley Int'l Airport	27 miles
	Downtown Hartford	12 miles



KITCHENETTE



DEDICATED SERVER ROOM



PRIVATE BATHROOM WITH SHOWER



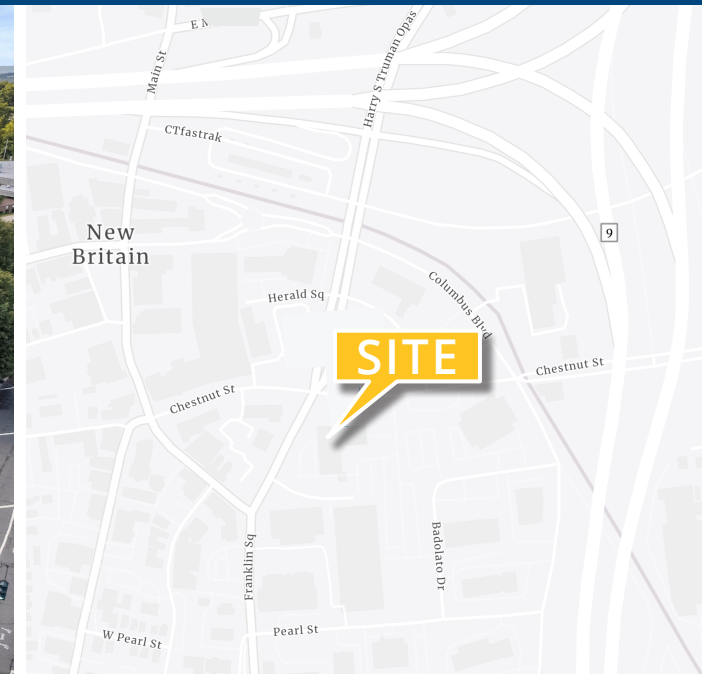
GENEROUS PARKING



CITY VIEWS



FULL FLOOR PLATE



The details don't get better than this.
Walk on over and take a look.

Building Highlights

Building Size	±87,000 RSF
Largest Space	±13,000 RSF
Smallest Space	±2,000 RSF
Lease Rate	\$19.50 psf full service
Lot Size	±5.41 acres

FEATURES

- Easy access to major highways
- Plenty of on-site, secure, free parking - surface lot and covered garage available
- Short walk to downtown amenities
- On-site ownership & management
- "Class-A" environment and beautifully manicured grounds
- Newly installed Cold Plasma Generators for better indoor air quality
- Large new outdoor patio, available for events
- Upgraded elevators and high-efficiency lighting
- Adjacent to the Court House
- Close to Central CT State University and The Hospital of Central CT
- 5 Minute drive to Westfarms Mall shopping district
- New Britain's Streetscape Project is transforming the property's immediate surroundings





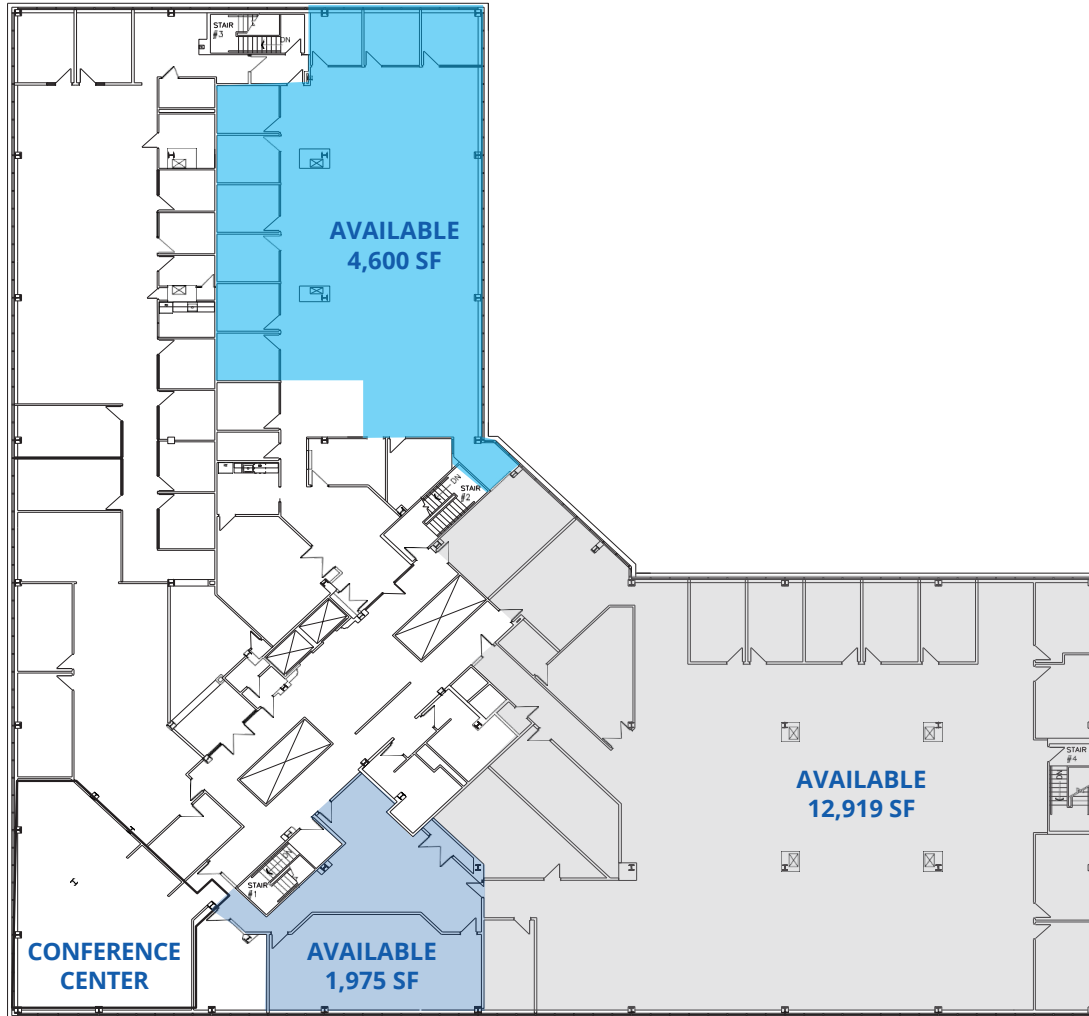
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Gallery

Clockwise from top left:
Professional office space //
Conference room // Open floor
plans // Medical office space

One Liberty Square Third Floor Plan

±19,494 CONTIGUOUS RSF AVAILABLE



Available Space

Space #1	1,975 RSF
Space #2	12,919 RSF
Space #3	4,600 RSF

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