Office Lease

613 New Britain Ave

Farmington, CT 06032



SPACE OVERVIEW

Located at 613 New Britain Avenue in Farmington, this office leasing opportunity offers up to 10,000 SF of available space within an existing building situated on a private 20-acre campus.

The available premises feature open office areas and flexible layout options that can accommodate a variety of configurations based on tenant requirements. The property offers ample on-site parking, central air conditioning, ADA accessibility, and direct walking access to the Farmington River. An established leadership development center is also located on site, creating a distinctive professional campus environment.

Ownership has completed significant improvements to the premises and property over the past two years, resulting in a clean, well-maintained building that presents exceptionally well. The property's zoning may accommodate a range of potential uses. Prospective tenants are encouraged to reach out and discuss their space and operational requirements to determine how the available space may be configured to meet their needs.

OFFERING SUMMARY

Lease Rate:	$13.50 SF/yr (NNN)
Available Space:	3,000-10,000 SF
Total Building Size:	18,688 SF
Lot Size:	20.59 Acres
Zoning:	CR

PROPERTY HIGHLIGHTS

- Up to 10,000 SF of office space available for lease
- Flexibility for a variety of uses
- Ample on-site parking
- Professional and tranquil campus setting
- ADA accessible

Brandon Rush, CCIM
(203) 915-3803
Brandon.Rush@CBRealty.com

Mario Longobucco
(860) 307-5945
mario.longobucco@cbcnrt.com

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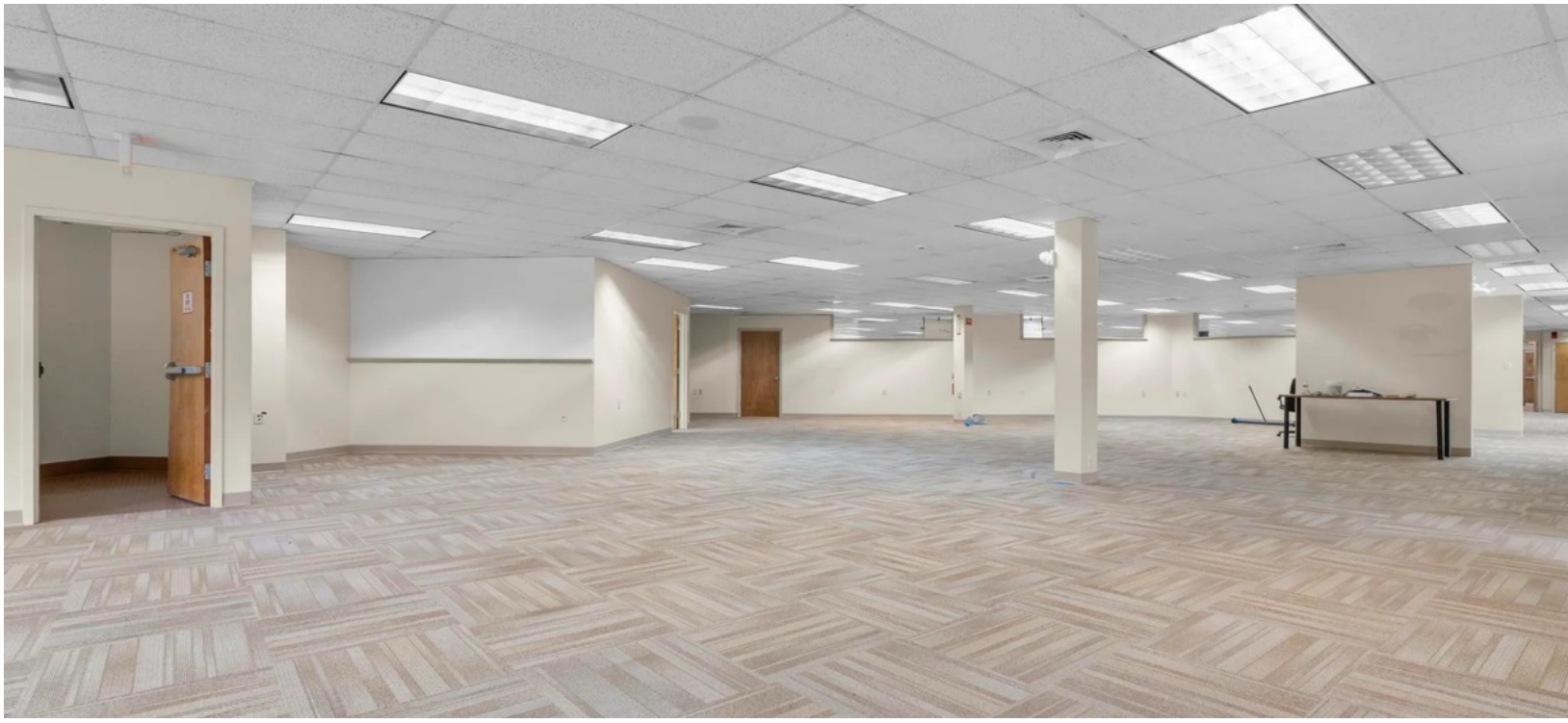
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Floorplan - 10,000 RSF

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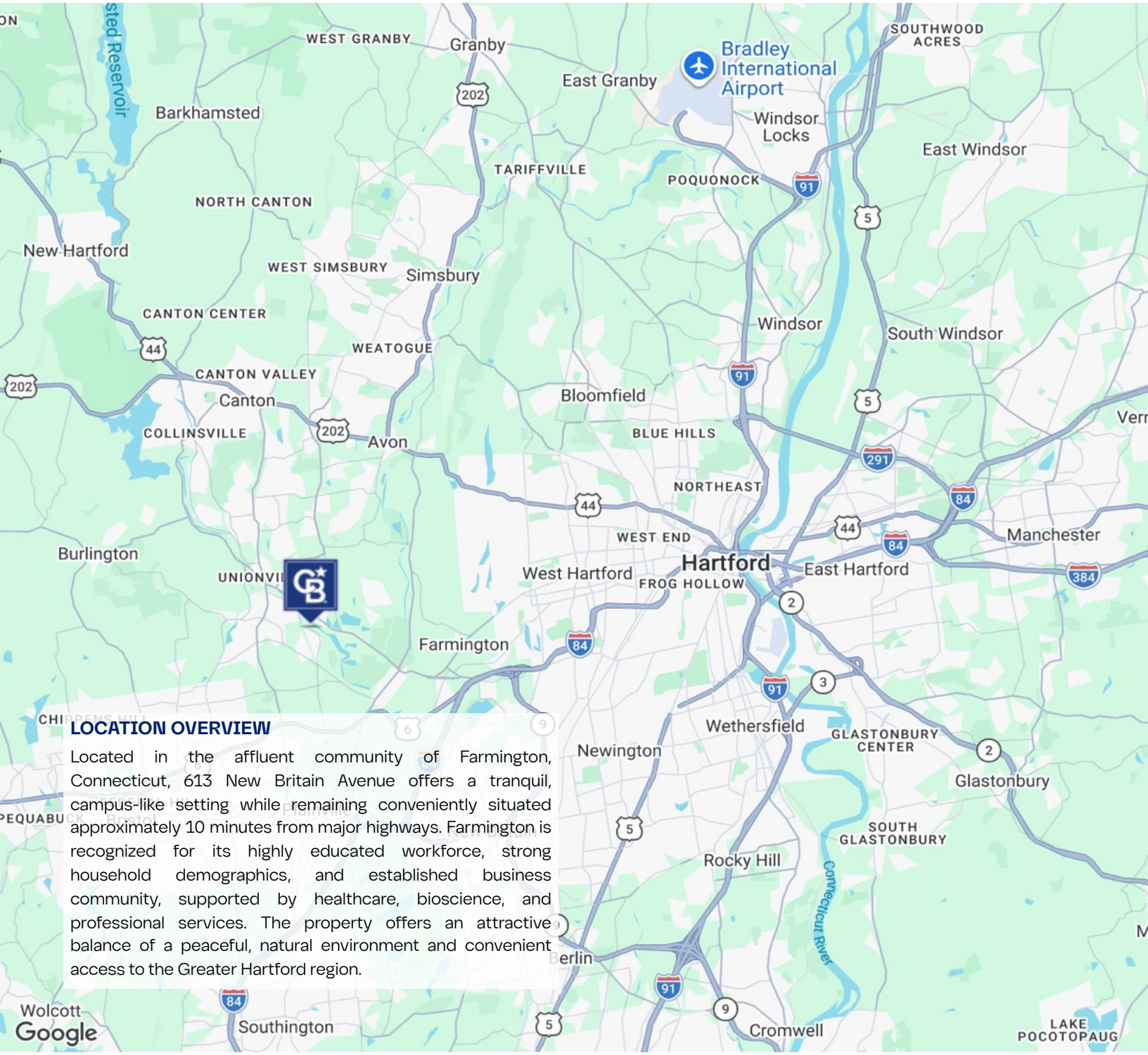
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Location Map

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LOCATION OVERVIEW

Located in the affluent community of Farmington, Connecticut, 613 New Britain Avenue offers a tranquil, campus-like setting while remaining conveniently situated approximately 10 minutes from major highways. Farmington is recognized for its highly educated workforce, strong household demographics, and established business community, supported by healthcare, bioscience, and professional services. The property offers an attractive balance of a peaceful, natural environment and convenient access to the Greater Hartford region.

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About Farmington CT

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Farmington, Connecticut, is an affluent and thriving community within the Greater Hartford region, recognized for its highly educated workforce, strong household demographics, and established business environment. With an estimated population of approximately 28,600 residents, Farmington has experienced population growth of over 7% since 2020. The town boasts a median household income exceeding $141,000, while more than 68% of residents age 25 and older hold a bachelor's degree or higher. Farmington is home to a diverse employment base spanning healthcare, bioscience, insurance, advanced manufacturing, and professional services, with prominent organizations including UConn Health, Otis, TRUMPF, and The Jackson Laboratory. These characteristics make Farmington an attractive destination for employers seeking access to a skilled workforce and an established professional community.

Beyond its economic strengths, Farmington is widely recognized for its scenic landscapes, outdoor recreation, and exceptional quality of life. The Farmington River serves as a defining natural feature, offering opportunities for kayaking, fishing, and other recreational activities. The town also features an extensive network of walking and cycling trails, including the Farmington Canal Heritage Trail and Farmington River Trail, along with preserved open spaces, parks, and wooded hiking areas. Its combination of natural surroundings, historic New England character, and convenient access to major highways creates an appealing balance between a peaceful suburban environment and regional connectivity. For employers, Farmington offers a distinctive setting that supports employee well-being, workforce recruitment, and long-term business growth.

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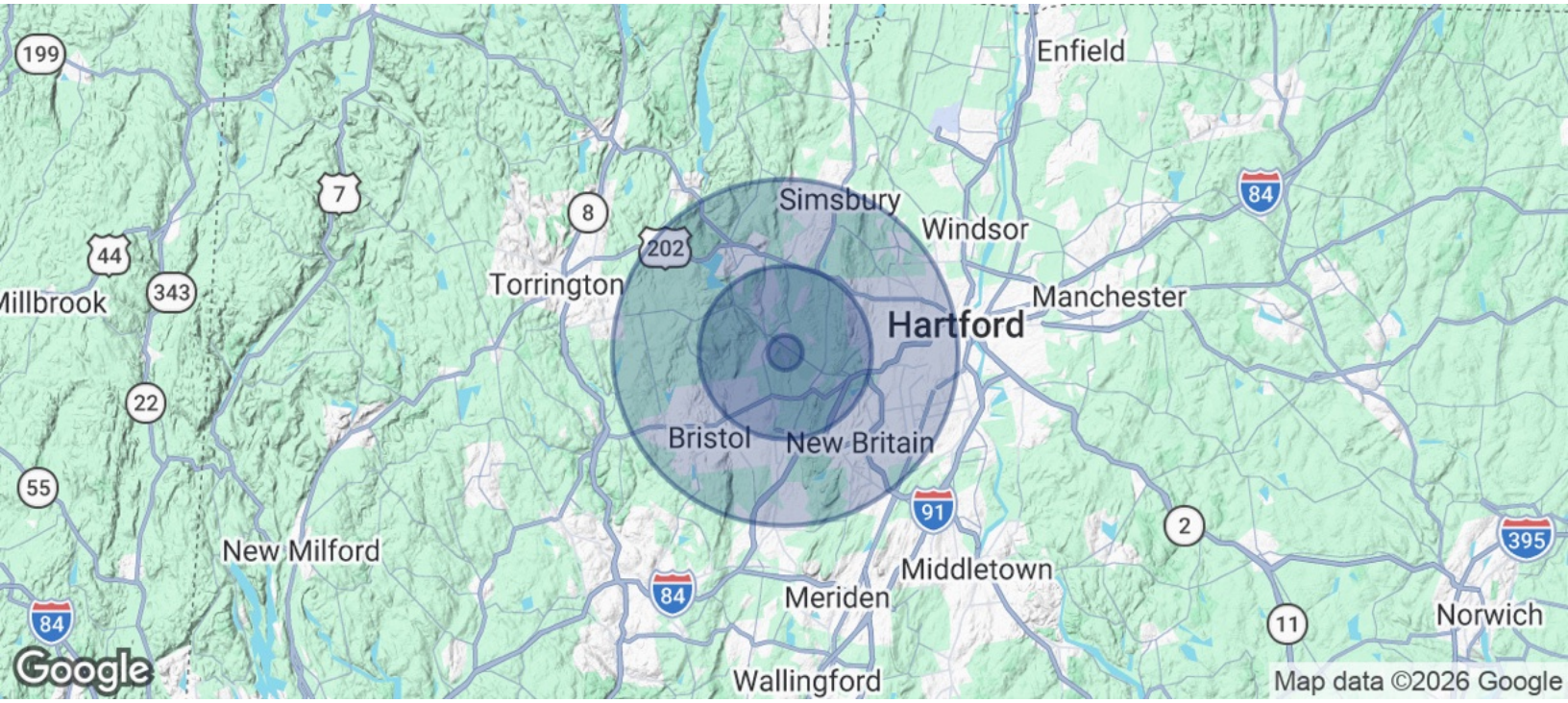
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Demographics

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,388	86,908	490,016
Average Age	41.2	42.6	40.6
Average Age (Male)	44.4	41.3	38.8
Average Age (Female)	39.5	43.9	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,707	34,931	199,813
# of Persons per HH	2.6	2.5	2.5
Average HH Income	$169,783	$150,426	$118,177
Average House Value	$450,714	$390,939	$333,793

2023 American Community Survey (ACS)

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Listing Contacts

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BRANDON RUSH, CCIM

Commercial Associate

Direct: (203) 915-3803
Cell: (203) 915-3803
Brandon.Rush@CBRealty.com

CT #RES.0824703 // MA #9576248



MARIO LONGOBUCCO

Senior Advisor

Direct: (860) 307-5945
mario.longobucco@cbcnrt.com

Brandon Rush, CCIM
(203) 915-3803
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