

Lease rate

Office: \$22.00 psf gross

Retail: \$16.00 psf nnn

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55 Main Street Norwich, CT 06360

Class A office building in premiere downtown Norwich CBD location

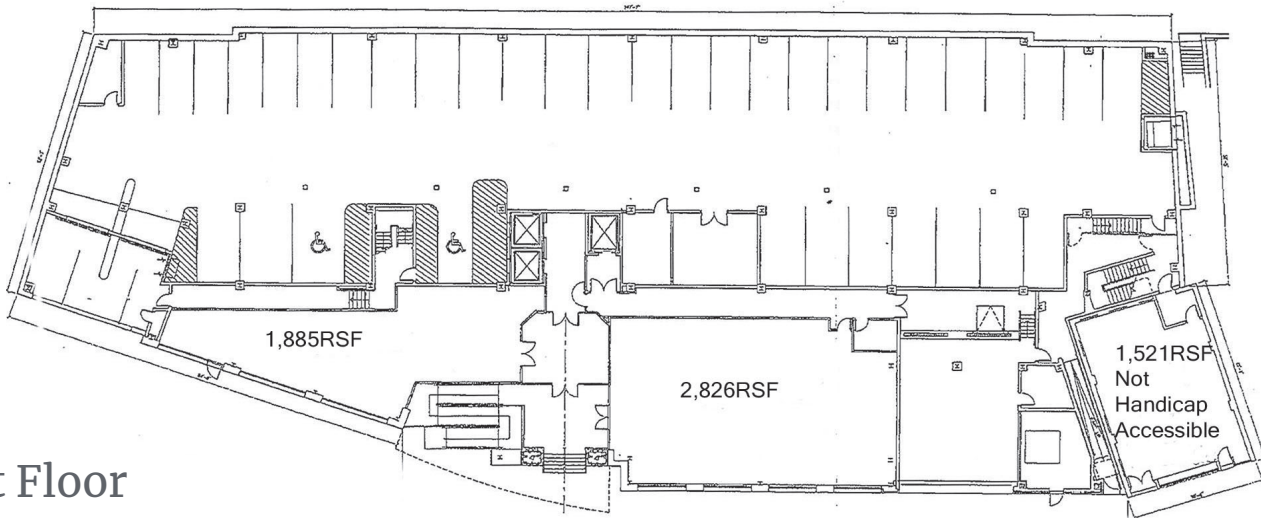
Mercantile Exchange is the only Class A office building in the greater Norwich market. This 5-story structure offers discerning tenants architecturally significant masonry and steel construction, superior fenestration, flexible and accommodating floor plates.

Features

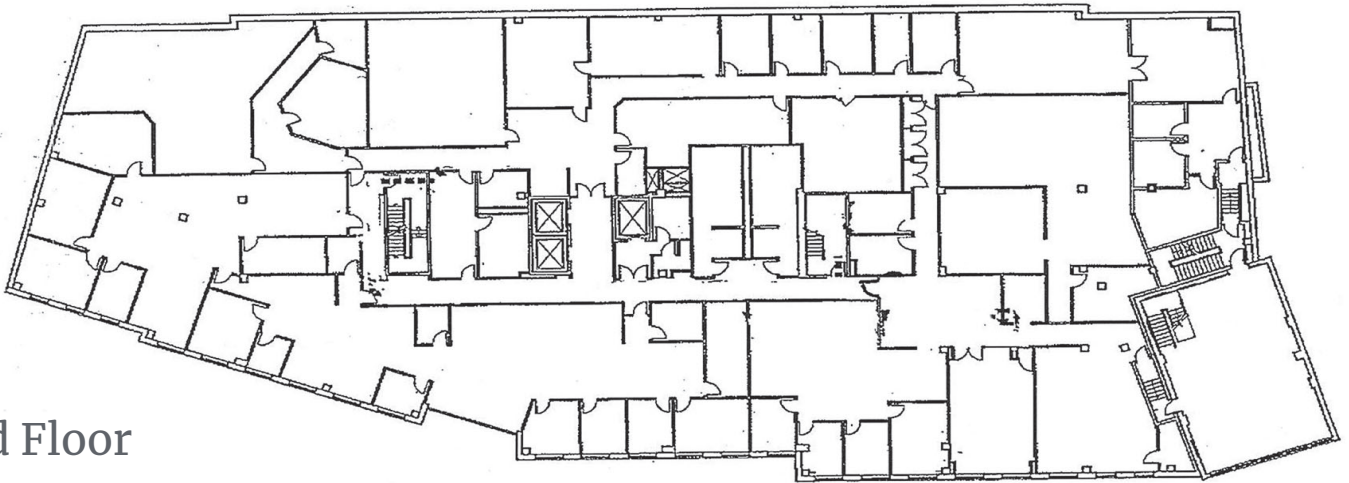
- Superior branding opportunity for large users
- Floor design to accommodate different size suites
- In house design services provided
- "Turn-key" tenant build-out
- Water views from suites
- On-site security
- 41 spaces in underground garage
- 122 spaces in Level 2 lot
- Ability to be competitive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

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Floor plans

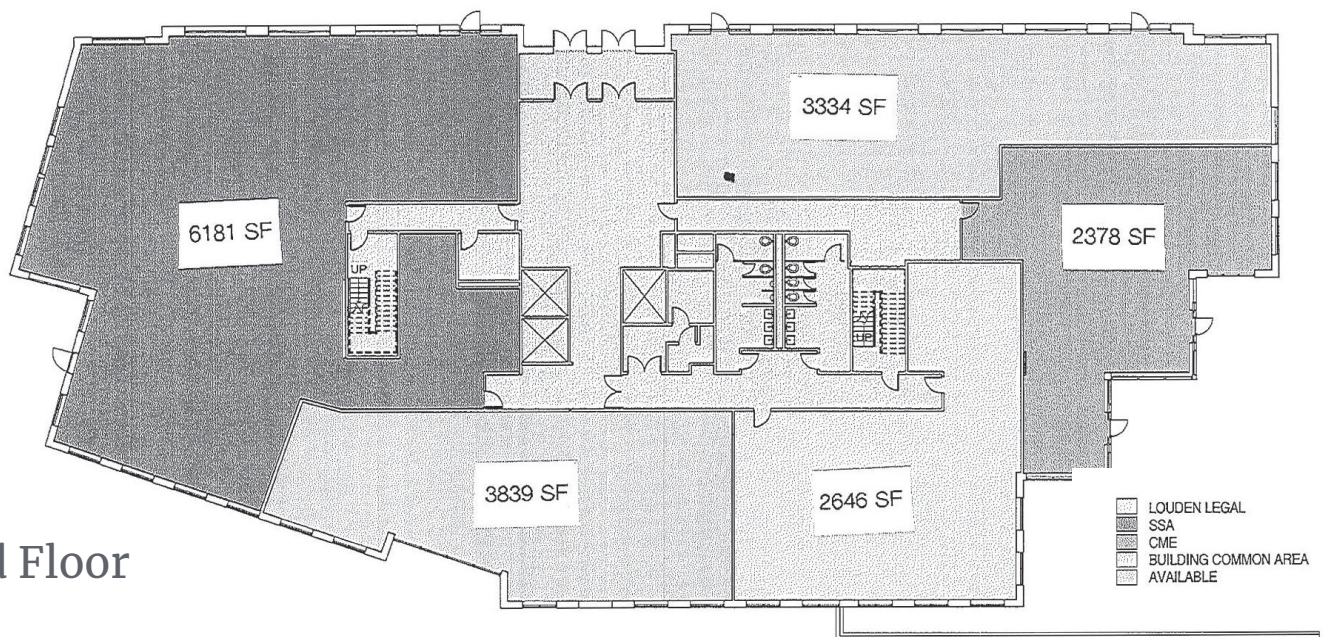


2nd Floor

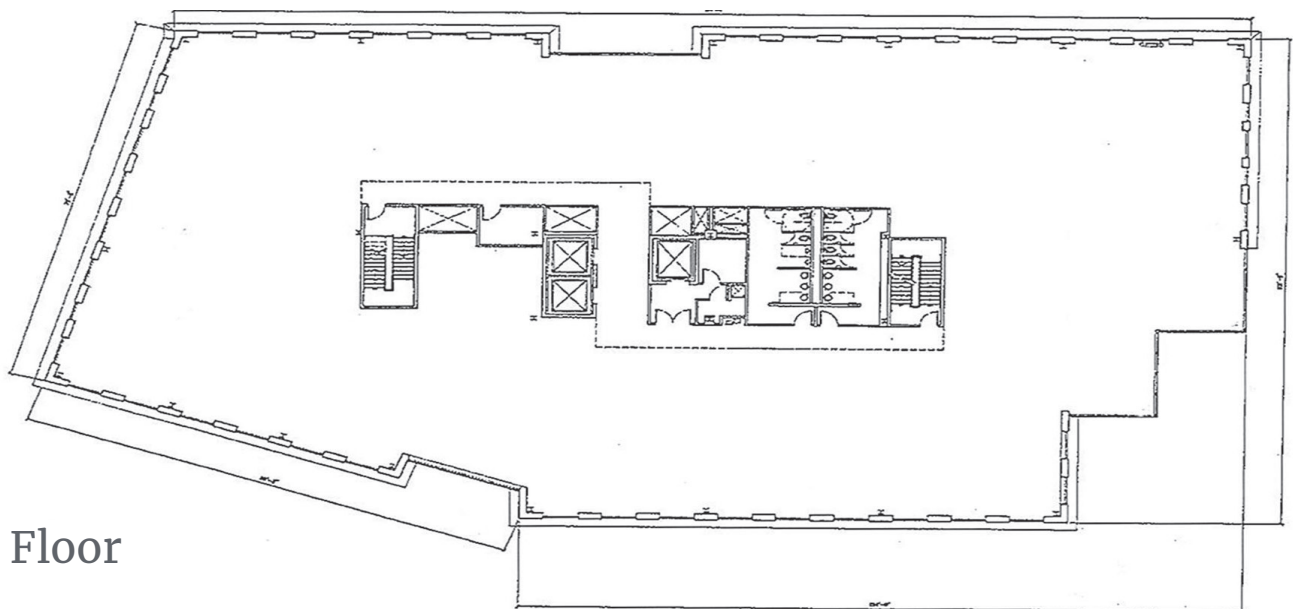


Floor plans

3rd Floor



5th Floor





Specifications

Office price	\$22.00 psf gross
Office sf	985 - 27,470
Retail price	\$16.00 psf nnn
Retail sf	1,521 - 2,826 rsf
Year built	2004
Lot size	0.87 acre
Ownership	Fee simple

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.

The Mercantile Exchange | 55 Main Street, Norwich, CT

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.

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.



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