

23,047 SF - Office/Medical Space



Contact Us

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23,047 SF - Office/Medical Building Available

97 Barnes Road | Wallingford, CT 06492

For Sale/Lease

Office/Medical Building

23,047 SF

CBRE has been retained to sell and lease 97 Barnes Road in Wallingford, CT. 97 Barnes is an attractive one-story multi-tenant building. The building has stunning views overlooking the western landscape and sits on 5.1 acres adjacent to 95 Barnes. 97 Barnes has a flexible layout for new tenants. A combination of three private offices, reception, conference room, kitchen/break room and a private restroom. Recent build-outs of modern, open and collaborative spaces. The park like setting provides an office/medical user with nicely landscaped grounds, ample parking areas, outside seating, and easy access to nearby amenities.

Building Specifications

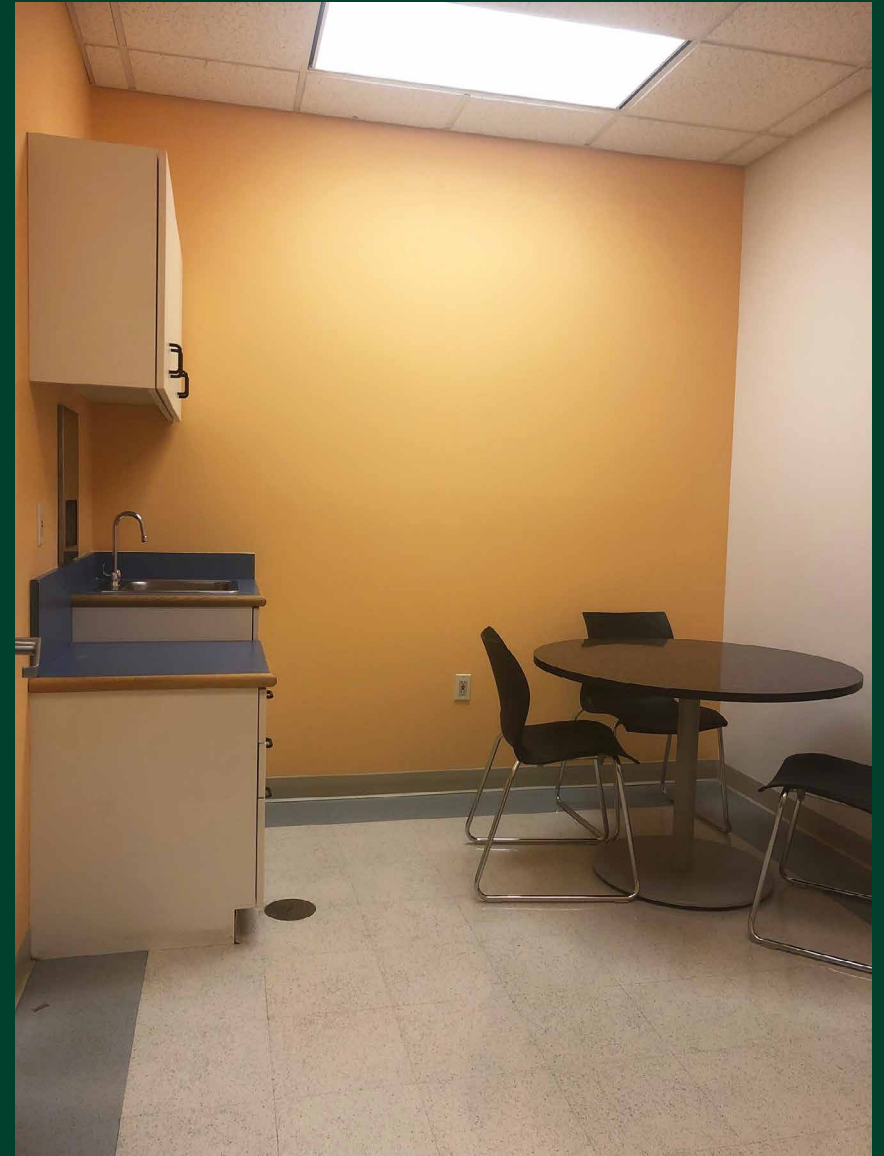
- + 23,047 SF total on 5.1 acres
- + 1,200-3,385 SF available for lease
- + 179 parking spaces, 4.63/1,000 SF
- + IX Zoned
- + Wallingford Electric - reduced rates
- + **Lease Rate:** \$18-\$20.00/SF modified gross
- + **Sale price:** TBD



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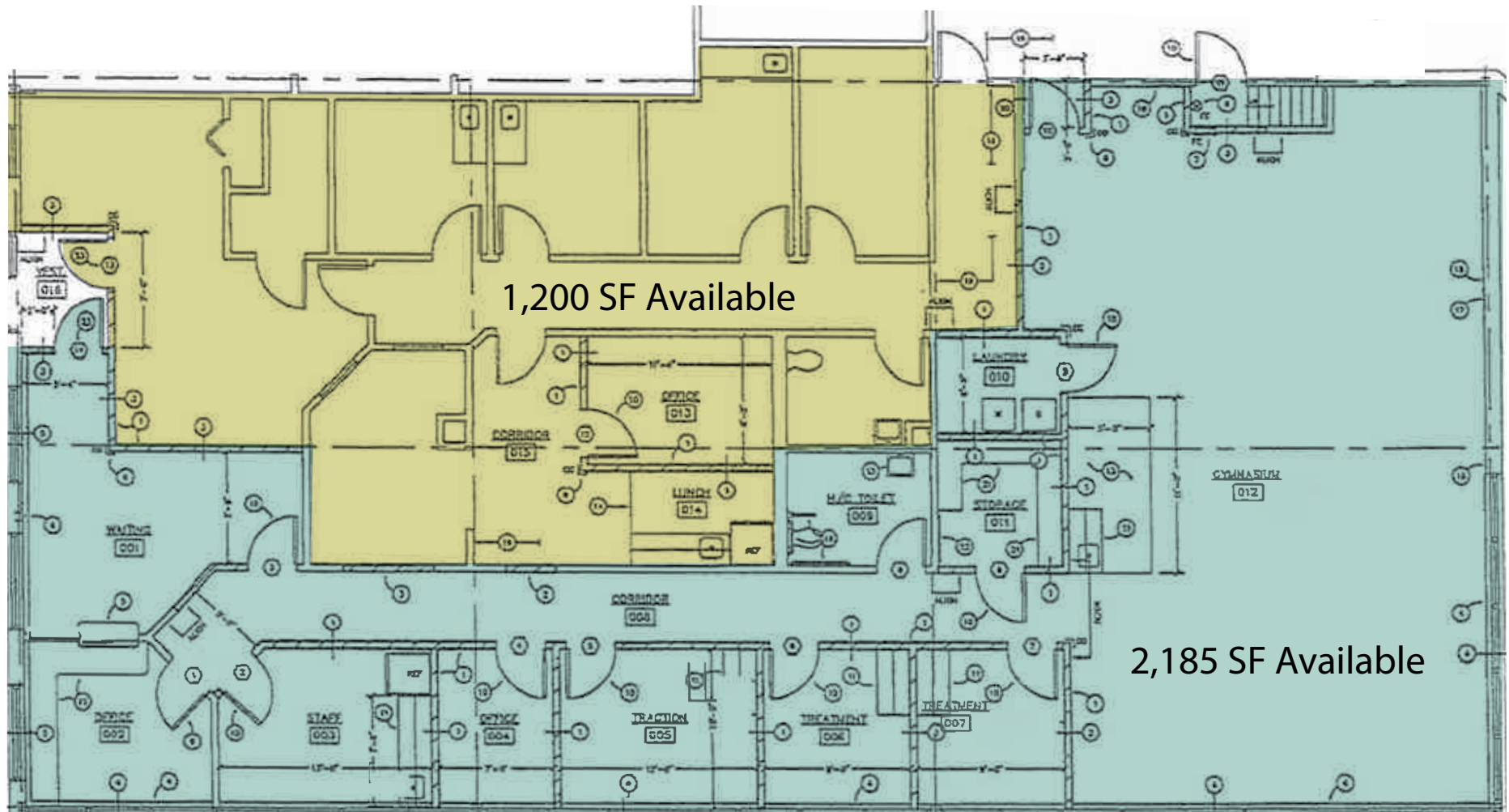


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1,200 SF & 2,185 SF - Floor Plan



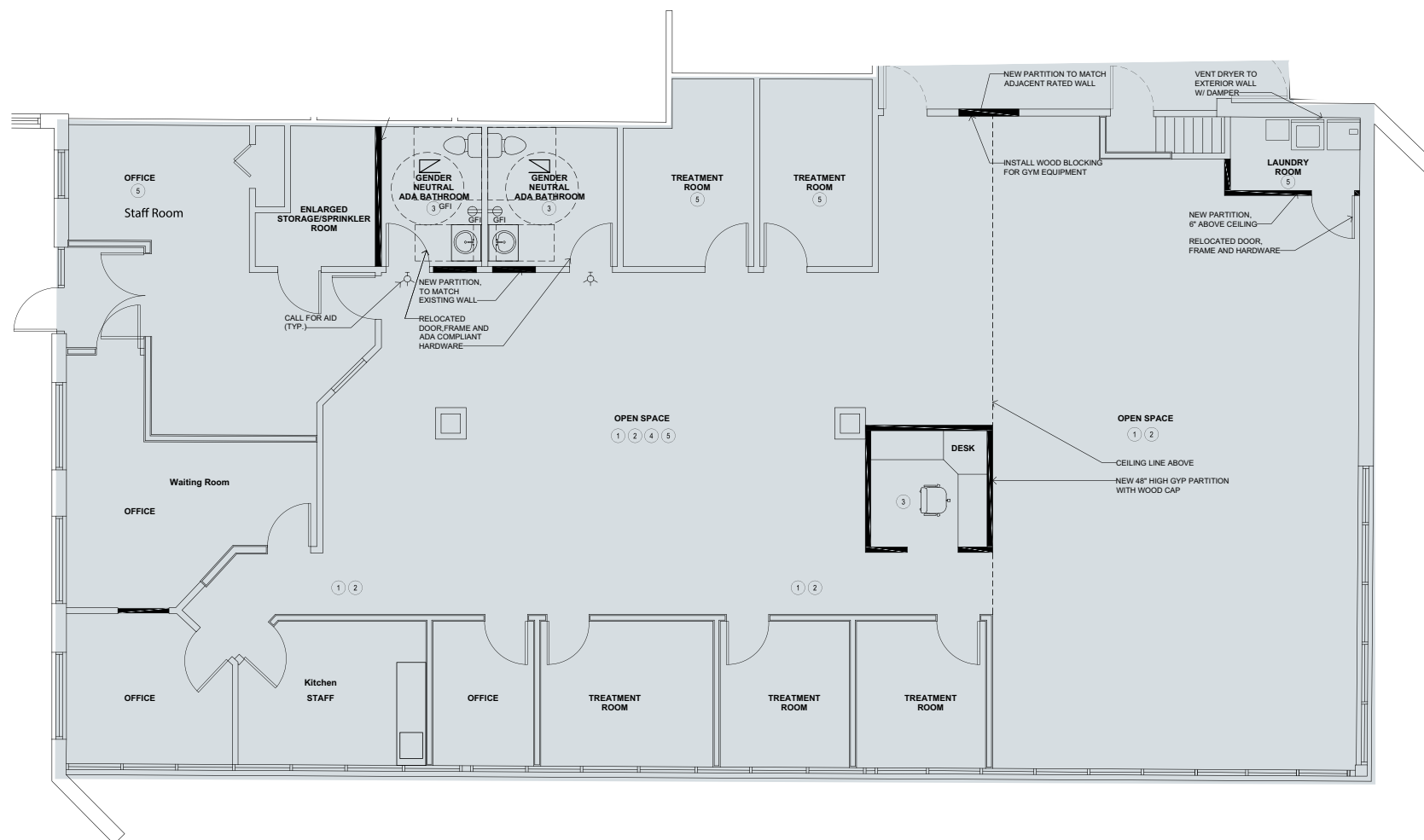
1,200 SF & 2,185 SF
Floor Plan

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3,385 SF (Combined) - Proposed Floor Plan



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