

A wide-angle photograph of a modern, open-plan office space. The room features rows of cubicles with white desks and grey partitions. Some cubicles have glass panels. The floor is a vibrant blue. The ceiling is white with exposed ductwork and modern lighting fixtures. In the background, there are large windows and a few colorful decorative elements like a blue and red wall graphic and a yellow funnel-shaped light fixture.

**MODERN
CLASS A
PLUG & PLAY
OFFICE SPACE**

**±22,000 -
±37,000 SF
Available**

**32 Valley Street
Bristol, CT 06010**



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**D & E
FLOORS
AVAILABLE**

**LEASE RATE
\$10.00 NNN**

32 Valley Street **Bristol, CT 06010**

Colliers

Colliers is pleased to offer D & E Floors at 32 Valley Street in Bristol available for lease. 32 Valley Street offers office users flexible floor plans for space ranging from $\pm 22,000$ - $\pm 37,000$ square feet. E Floor was formerly a Class A call center. Both D & E Floor are available for immediate occupancy.

Features

- » Available immediately
- » Fully furnished
- » Flexible space options
- » Ample parking - 900 spaces
- » Three passenger elevators
- » Located on bus line
- » Loading dock access with freight elevator
- » City of Bristol incentives
- » Backup generator and UPS battery backup system



FORMER CALL CENTER | IMMEDIATE OCCUPANCY



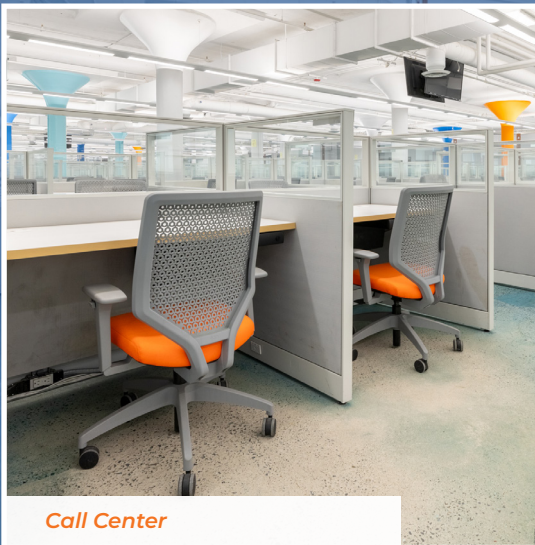
Cafeteria



Conference Room



Flexible Space Options



Call Center



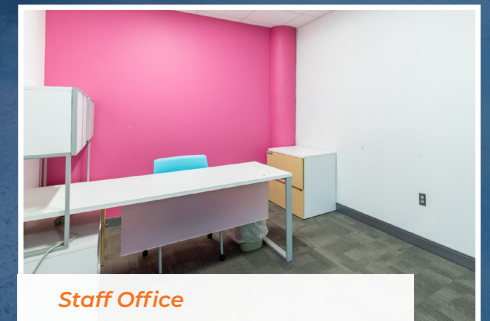
Fully furnished Call Center



Kitchen Area



Training Room



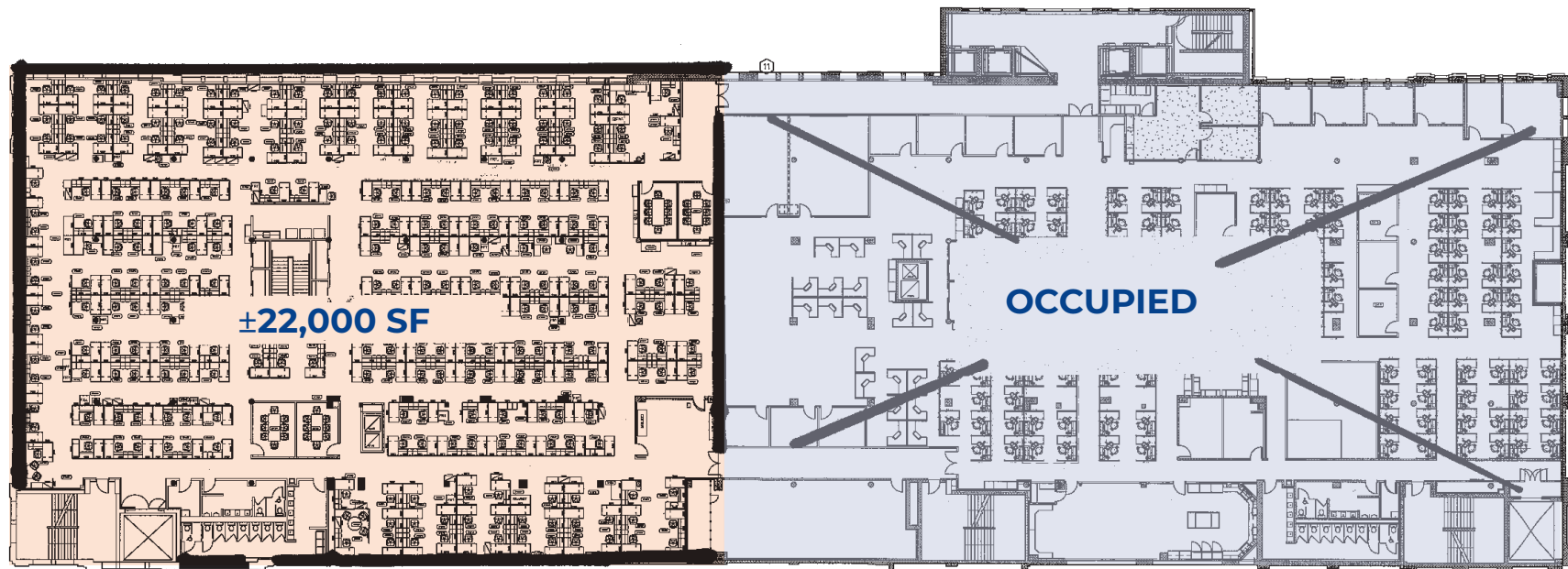
Staff Office

FLOOR PLANS

FLOOR D
25,000 SF

32 Valley Street
Bristol, CT 06010

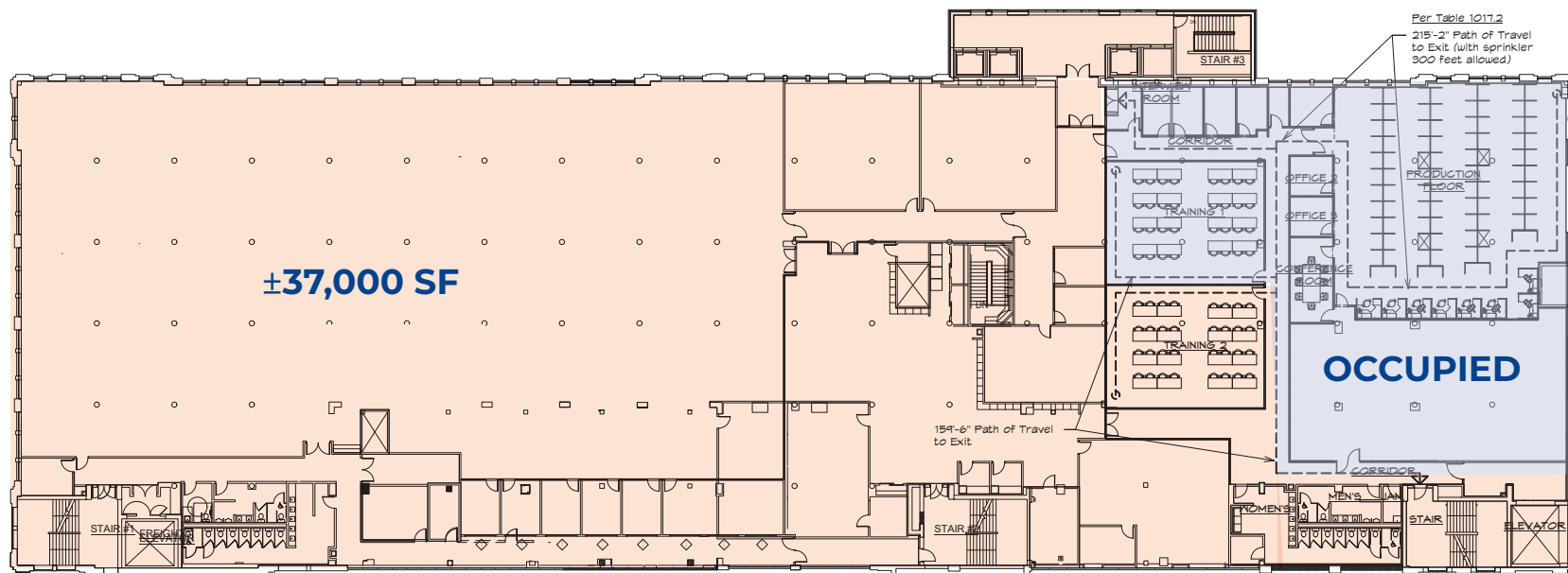
Colliers



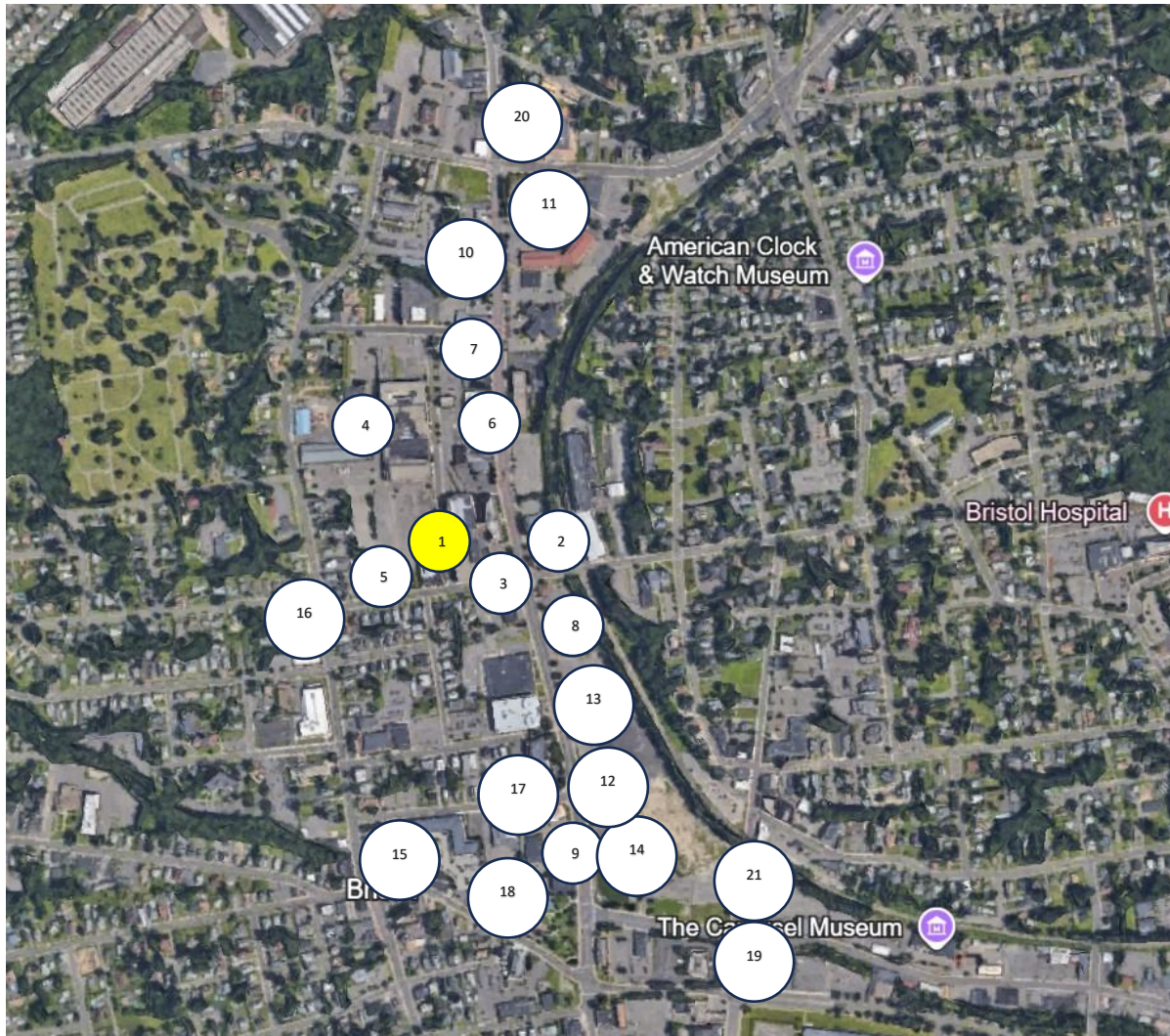
FLOOR PLANS

FLOOR E
50,000 SF

32 Valley Street
Bristol, CT 06010



Downtown Restaurant Map



1	Proposed Location	32 Valley Street
2	Parkside Café	Breakfast and Lunch
3	First Floor Café	Breakfast and Lunch
4	Yellow King	Craft Coffee
5	Mazen Foods	Convenience Market
6	Bristol Sports Bar and Grille	Pub Style American
7	Latin Cravings	Latin Cuisine
8	McDonalds	Fast Food
9	Ventanas	Caribbean Steakhouse
10	Guac N Roll	Mexican
11	Burger King	Fast Food
12	Pure Foods	Vegan Health Food
13	Tavello	Wood Fired Pizza
14	Monterrey	Mexican
15	Real Café	Roasted Coffee Café
16	Bristol Pizza	American Pizzeria
17	Sabaidee Thai	Thai Food
18	Subway	Fast Food
19	Fresh and Green	Gyros and Bowls
20	Chopstick Kitchen	Chinese Food
21	Iron Horse Pub	American Pub

For more information, contact:

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