



**CUSHMAN &
WAKEFIELD**

FOR LEASE

599 Research Parkway

Meriden, CT





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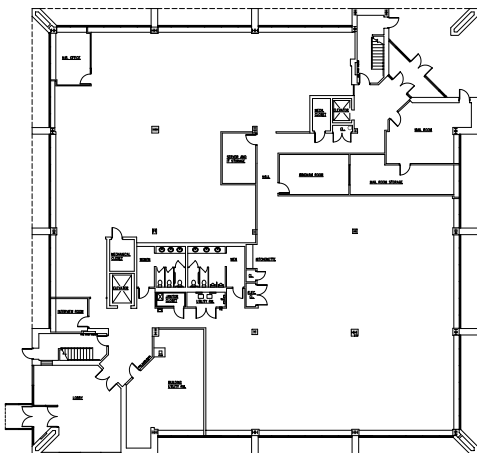
Cushman & Wakefield of Connecticut, Inc. has been exclusively retained to lease 599 Research Parkway in Meriden, Connecticut. This attractive 48,249 square foot, three-story office building is located on 6.75 acres in the Medway Business Park, a master planned 700 acre park with 9,000 feet of frontage along Interstate 91. The asking lease rate is \$21.50 plus electric.

Verizon took occupancy in June 2001 after the building underwent an extensive renovation including new mechanical systems, electrical wiring, ceiling grids and ductwork. The building has been very well-maintained and has benefited from recent building upgrades and improvements. The building offers its tenants 233 parking spaces or almost 5 spaces per 1,000 square feet at no charge to the tenant.

Medway Business Park is located along the vibrant Hartford/New Haven corridor and is easily accessed from I-91, I-691, I-84, Route 15 and Route 66. Other notable companies in the park include Bristol-Myers Squibb, Nationwide Insurance and AT&T. The Verizon Building is located at the corner of Murdock Avenue and Research Parkway with excellent highway visibility from I-91.

Specifications

BUILDING SIZE	48,249 net rentable square feet
YEAR CONSTRUCTED	1982, extensively renovated in 2001, 2012 and 2015
EXTERIOR	Brick and aluminum frame themopane windows
ROOF	Single-ply rubber membrane installed in 2000
FLOOR HEIGHT	11' to 12' slab to slab
PARKING	233 spaces (4.8 per 1,000 SF)
ELECTRICAL POWER	1,600 amp, 480 volt, 3 phase with one 350 kilowatt backup generator capable of operating the entire building
HVAC	Six Trane rooftop gas fired package units with boiler for perimeter heating that were updated within the last 36 months
ELEVATORS	Two, 3-stop Montgomery elevators, with updated control
LIFE SAFETY	Full wet sprinkler system



Typical Floor Plan



Timothy D'Addabbo

Senior Director
860 616 1434
timothy.daddabbo@cushwake.com
A licensed real estate broker in CT, affiliated with Cushman & Wakefield of Connecticut, Inc.

Bob Motley

Director
860 616 1432
robert.motley@cushwake.com
A licensed real estate salesperson in CT, affiliated with Cushman & Wakefield of Connecticut, Inc.

Cushman & Wakefield of Connecticut, inc

280 Trumbull Street, 22nd Floor
Hartford, CT 06103
860 249 0900
cushmanwakefield.com