

33,075 SF - For Lease

321 Research Parkway | Meriden Connecticut



For more information or a tour of the property, please contact:

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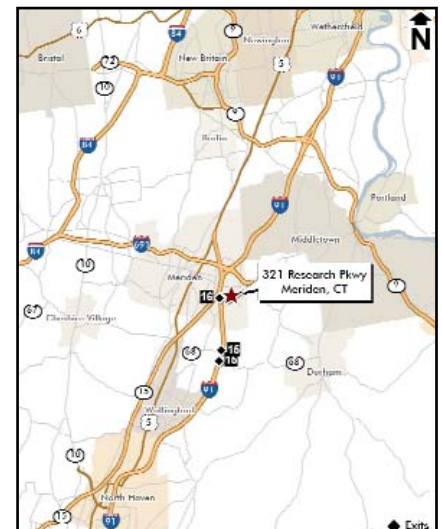
CBRE
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CB Richard Ellis is pleased to announce the availability of approximately 31,247 RSF on the 2nd and 3rd floors at 321 Research Parkway in Meriden. The available 2nd floor space, which is on grade with the parking area in front, is currently configured with a large open area, private reception, conference area, manager's office, print, copy, IT area and mail room. The 3rd floor space is a full-floor availability with direct elevator access, large open areas, interior private offices and conference rooms, storage, copy and kitchen area.

Since the initial acquisition of the property in 2000 by Winstanley Enterprises, 321 Research Parkway has undergone extension renovations to the common area hallways/restrooms, individual tenant leased areas, and exterior grounds, including landscaping and parking surfaces. The building is located adjacent to the Four Points by Sheraton on Research Parkway and is nearby the I-91/Route 15 interchange, with excellent access to I-691 and I-84. Other amenities include retail, restaurants and banking on East Main Street.

Building Features/Amenities

- Central location within center of State
- Just off I-91 via Exit 16
- Corporate office park setting
- Within minutes of I-691 and I-84
- Significant capital improvements
- 199 on-site, surface-level parking spaces
- Close proximity to local area amenities
- Full floor availability of 20,374 SF
- Asking Rental Rate: \$20.00 psf Gross



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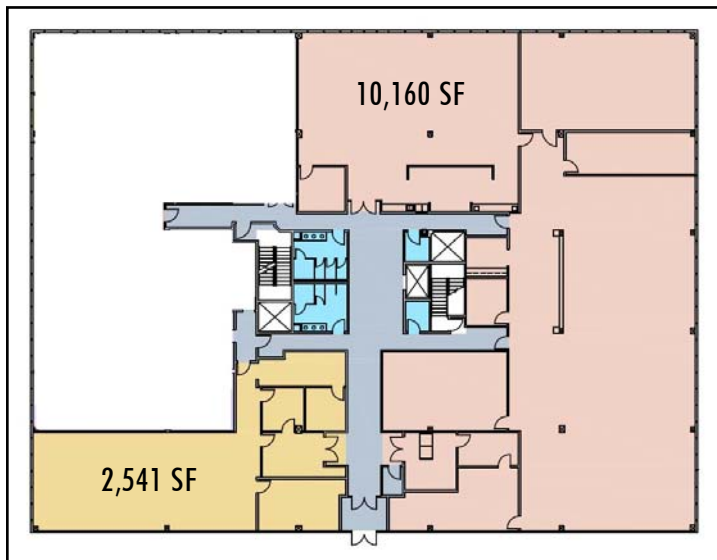
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BUILDING SPECIFICATIONS:

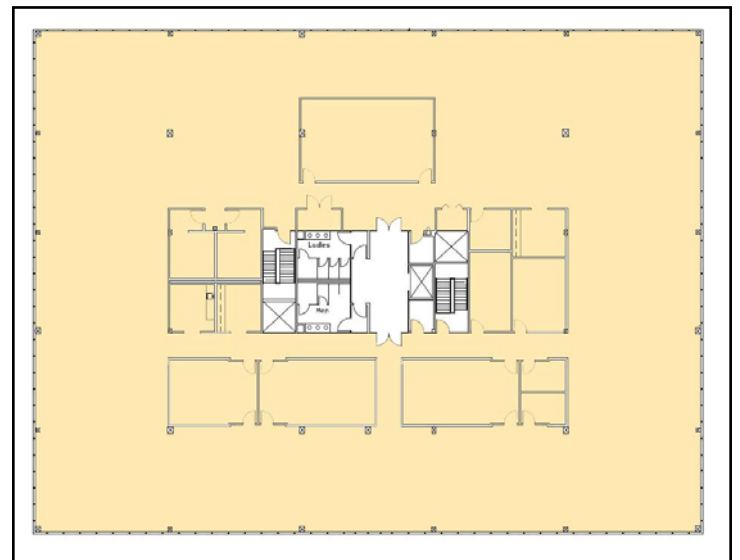
Building Size:	49,419 SF
Year Built:	1984
Land Area:	5.2 acres
Zoning:	M1
Use:	Single/multi-tenant office
Floors:	Three (3)
Elevators:	One
Parking:	199 spaces
Foundation:	Steel, reinforced poured concrete
Exterior Walls:	Pre-cast stone panel
Lighting:	Parabolic
Fire/Life Safety:	Fully sprinklered



SECOND FLOOR PLAN - 12,701 RSF Available



THIRD FLOOR PLAN - 20,374 RSF Available



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