

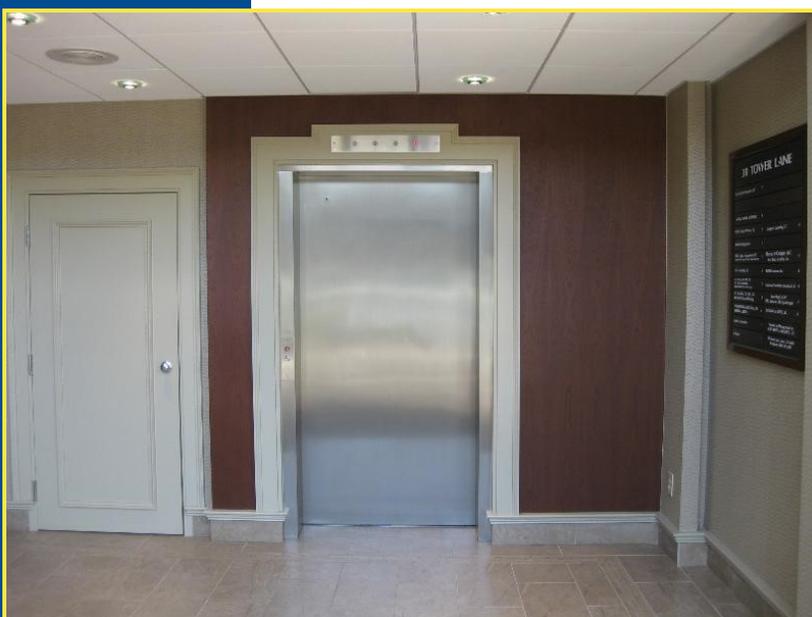


REALETY ASSOCIATES, LLC

"You can concentrate on your business, while we concentrate on the office"

10, 20, 30, & 40 Tower Lane The Office Green Avon, CT

**FOR
Lease**



10 Tower Lane

**Building Size: 26,000 Square Feet
FULLY LEASED**

Minimum to Subdivide 400 sq. ft.

20 Tower Lane

Building Size: 26,000 Square Feet

<u>Floor</u>	<u>Square Feet</u>	<u>Availability</u>
1	3,763	Immediate

Minimum to Subdivide 800 sq. ft.

30 Tower Lane

Building Size: 37,000 Square Feet

<u>Floor</u>	<u>Square Feet</u>	<u>Availability</u>
3	10,371	Immediate
4	1,773	Immediate

Minimum to Subdivide 400 sq. ft.

40 Tower Lane

Building Size: 46,000 Square Feet

<u>Floor</u>	<u>Square Feet</u>	<u>Availability</u>
1	1,118	Immediate
2	2,350	Immediate
4	11,600	Immediate

Minimum to Subdivide 450 sq. ft.

Asking Lease Rate: \$21.00 sq. ft. Gross

**Smart Buildings with High Speed
Internet Access**

Five-Day Cleaning Service

**Full Service Cafeteria with Two Picnic
Areas**

Ample Free Parking

On-Site Management by Owner

E.N.E. Realty Associates LLC

About Us: In December of 1993, E.N.E. Realty Associates acquired its first office building at 30 Tower Lane, Avon, CT. Two years later it purchased its second building at 20 Tower Lane, followed by 10 Tower Lane six years later. We expanded into the Simsbury commercial real estate market with the addition of a medical and wellness office building at 225 Hopmeadow Street (on the border of Avon and Weatogue). Later, in October 2016, we acquired 172 West Main Street which is a multi-tenant office conveniently located on Rte. 44 in Avon.

In March 2018, 40 Tower Lane was acquired enlarging our campus to include all four buildings. **Our most recent acquisition in October 2019 was 22 Waterville Road, Avon.**

As the company grows, we continue our commitment to provide the best quality and service to our tenants. Our management is located on the premises, with low vacancy and high renewal rates as a testament to our tenant satisfaction.

We continuously strive to improve our operations.



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