



the **ATRIUM**
at gillette ridge

1300 HALL BOULEVARD | BLOOMFIELD, CT

- AMENITY-RICH THREE-BUILDING CAMPUS
- OFFICE/WAREHOUSE/FLEX OPPORTUNITY IN HARTFORD COUNTY



SPACE DETAILS



OFFICE

- The best large blocks of quality space in Hartford County
- Up to 259,000 SF vacant
- Plug-and-play space available with furniture in-place
- Mostly open design
- Signage opportunities



WAREHOUSE

- 18' clear heights
- Stand-alone identity
- 6 docks
- Attached to main office building which offers extensive amenities



FLEX

- Very high ceilings
- Abundant parking
- Ideal space for high-tech, back office, non-profit, educational use, light assembly
- Attached to main office building which offers extensive amenities
- Great stand-alone identity

Possession: Immediate

Term: Negotiable – 5 to 10 years (typical)

Asking Rent:

- Office: \$22.00 full service gross
- Warehouse: TBD
- Flex: TBD



BUILDING FEATURES

CLASS A OFFICE BUILDING FEATURING THE BEST AMENITIES IN HARTFORD COUNTY

-  • Food service and coffee bar
- Conference Center
-  • Fitness Center with Lockers/Showers
- Raised Floor
-  • High Ceilings
- Structured Parking
-  • Huge Windows
- 50 Acre Campus
-  • Adjacent Arnold Palmer-Designed Championship Golf Course
- Outdoor Patios
-  • Bus Stop On-site
-  • On-site Security
- Glass Elevators
-  • Indoor Waterfall
- 4-story Glass Atrium
-  • Back-up Power
- White Noise System



NEW Outdoor Fire Pits



NEW Game Room

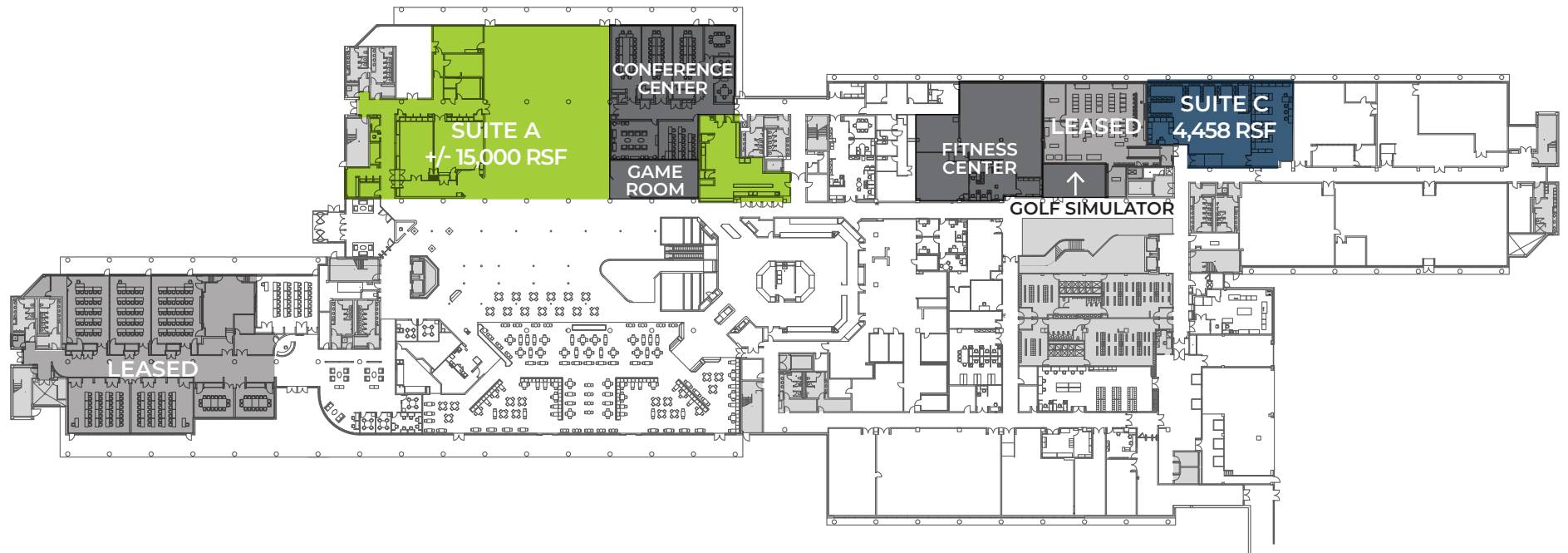


NEW Indoor Golf Simulator



NEW EV Charging Stations





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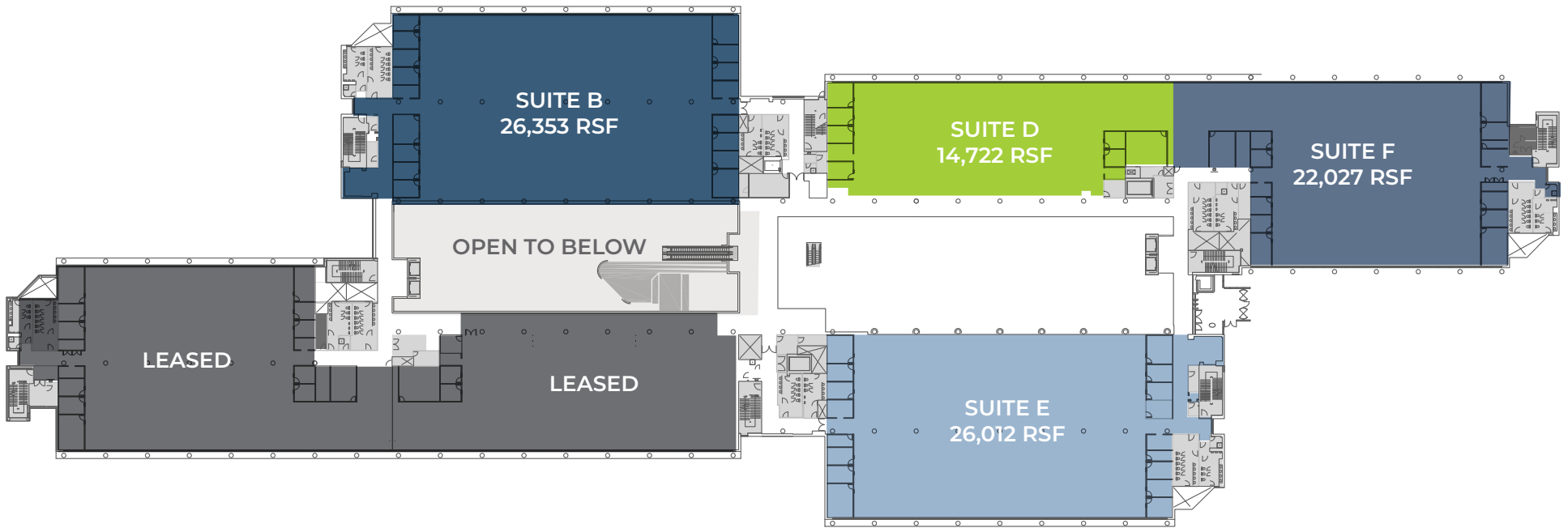
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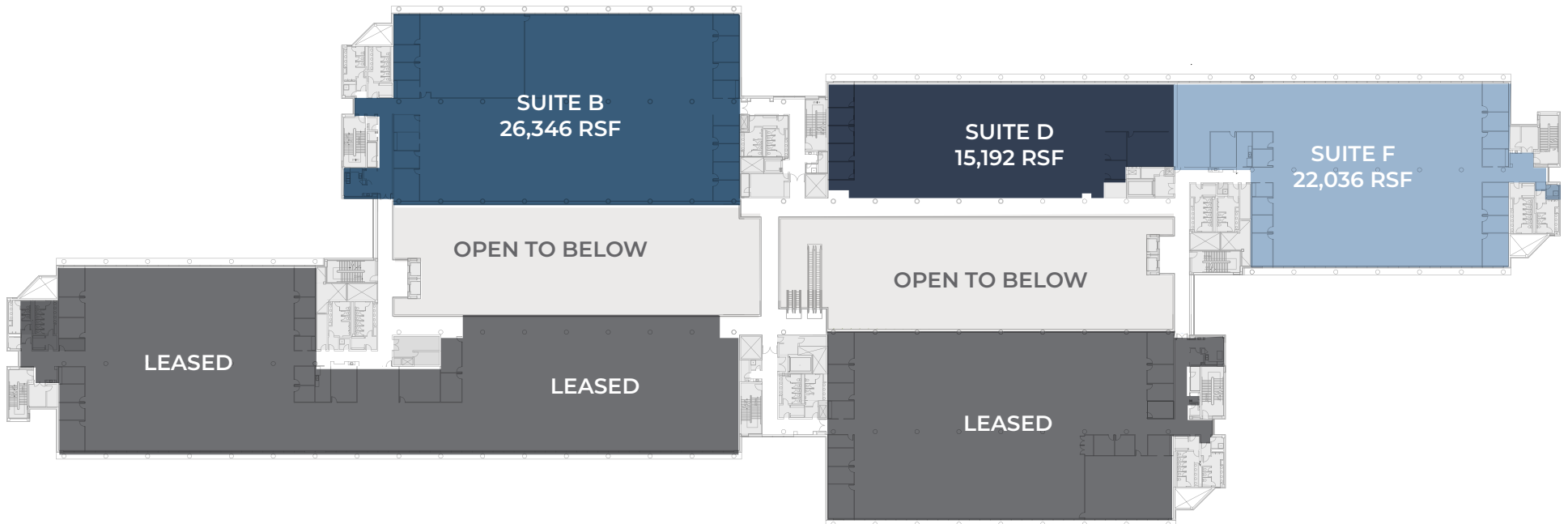


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LOCATION



Strategically located in central Connecticut just eight minutes from downtown Hartford, 20 minutes from Bradley International Airport, and 5 minutes to West Hartford Center, The Atrium offers a rural campus setting with convenient city access.





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FOR INFORMATION, PLEASE CONTACT:

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