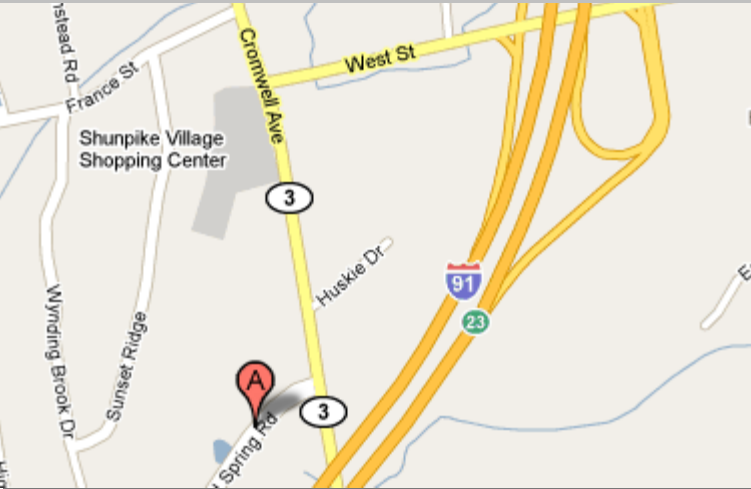




**pearce**  
commercial

HPearceCommercial.com

**PRICE REDUCED**



## Southway Executive Park Office Condo for Sale

35 Cold Spring Road-Unit 412/414  
Rocky Hill, CT

### Neil Riley

Commercial Broker  
Ph: 860.721.8100 x603  
Email: nriley@hpearce.com

### Virginia Vinci

Commercial Associate  
Ph: 860.721.8100 x605  
Email: vvinci@hpearce.com

Pearce Commercial  
1845 Silas Deane Highway  
Rocky Hill, CT 06067

### Specifications:

Available	2,470 SF in 12,000 SF Building
Occupancy	Immediate
Features	<ul style="list-style-type: none"> <li>- Well Maintained Executive Park</li> <li>- 4 Private Offices</li> <li>- Reception Area, Kitchenette</li> <li>- Conference Room, Storage Room</li> <li>- On-Site Parking</li> <li>- Easy Highway Access</li> <li>- Close to Hotels, Shops, Banks</li> </ul>
Zoned	HC (Multi-Use Zone)
Sale Price	<b>\$245,900</b>