

FOR LEASE

BERLIN, CONNECTICUT
10 STEELE BLVD - SUITE #1

STEELE CENTER
2,059 SF
REMAINING ON 1ST FLOOR

UNDER CONSTRUCTION



Commercial Space for Lease

- Build-to-suit: Fully Customizable
- ADA Compliant & Free On-site Convenient Parking
- Adjacent to the Berlin Train Station & Hartford Line
- Surrounded by Nearly 100 Market-rate Multifamily Units
- 2,059 Square Feet Remaining on 1st Floor
- Occupancy as early as Early 2024
- Standard Buildout Included in Lease Price
- Frontage on Busy Farmington Ave

Built by Lovley Development, Inc - Developed by Newport Realty Group

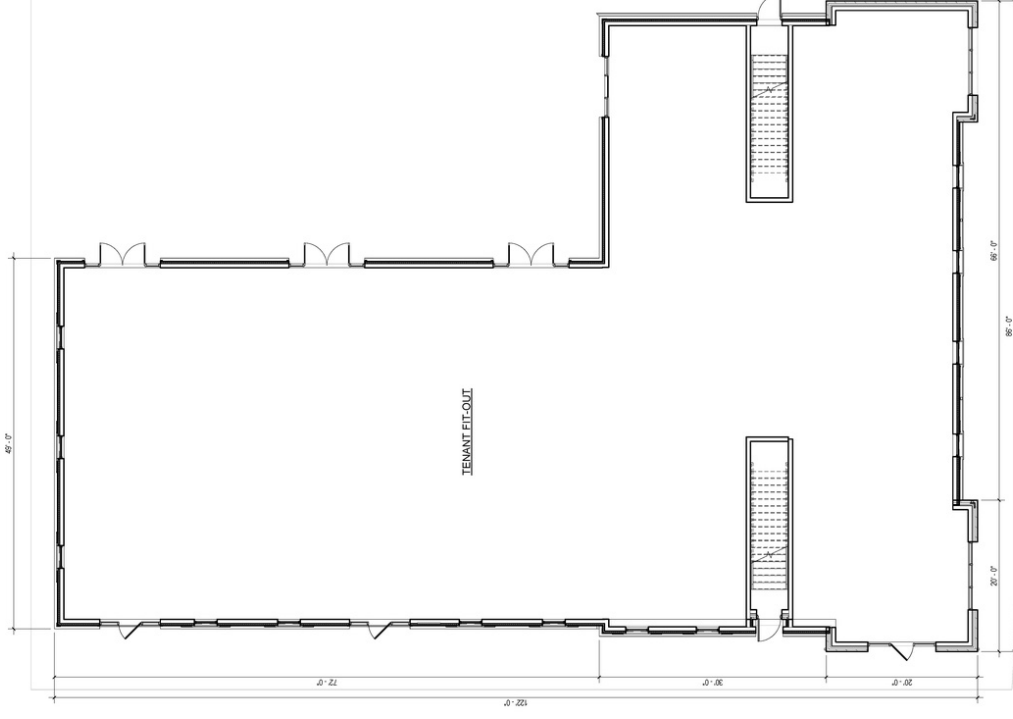


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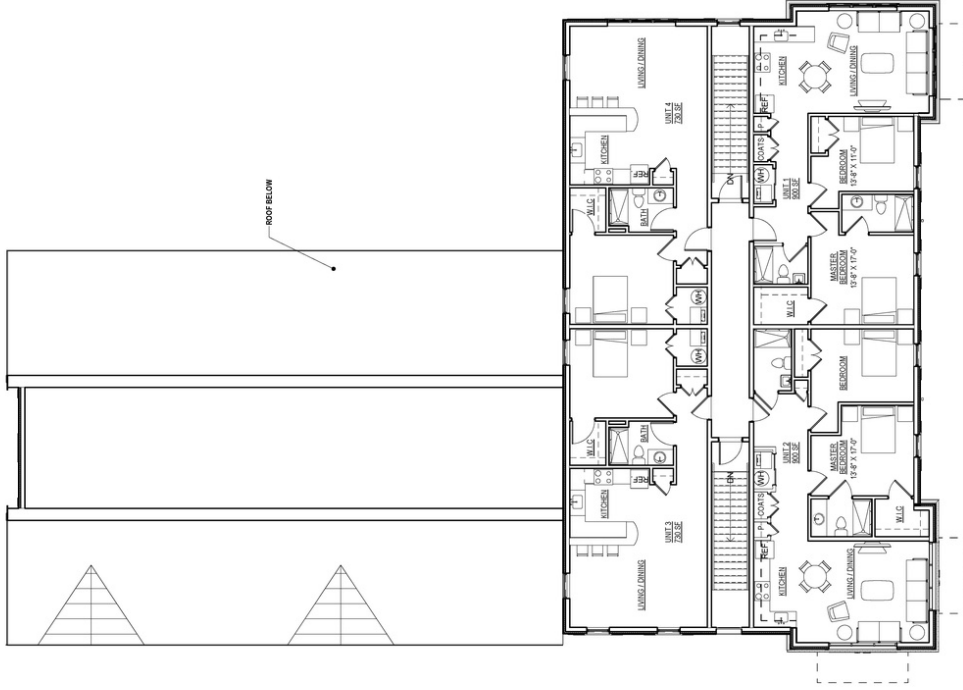
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

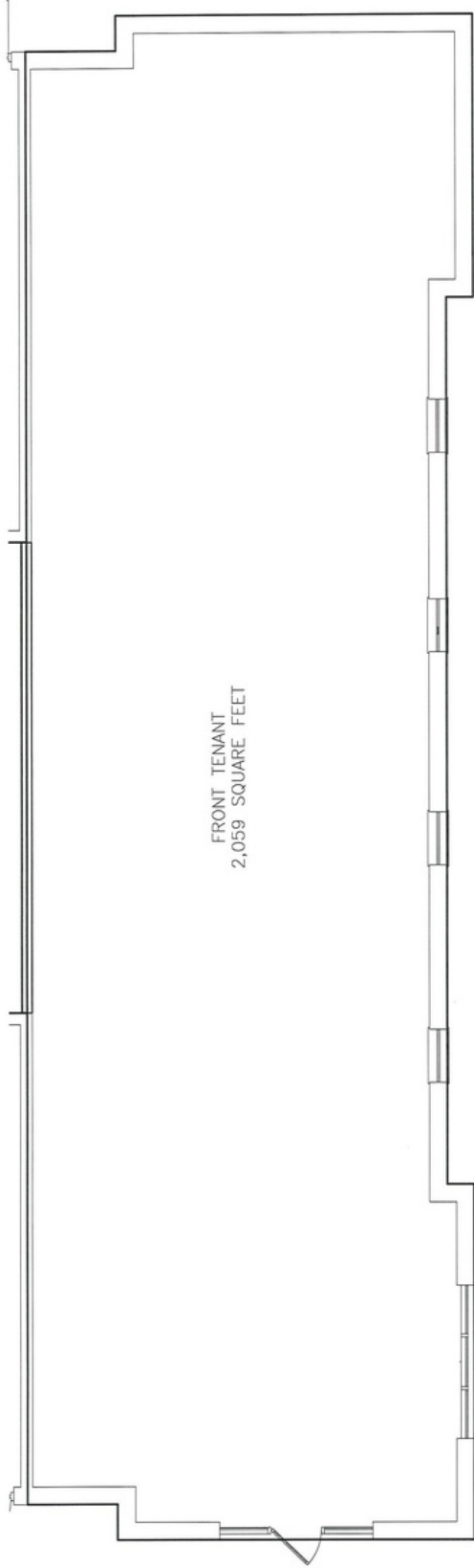


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FRONT TENANT
2,059 SQUARE FEET

STEELE BLVD

FARMINGTON AVE



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Berlin Steele

Under Construction
29 STEELE BLVD

Subject Site
10 STEELE BLVD

Future
55 STEELE BLVD

Tavern
on the Trax

Fully Leased
9 STEELE BLVD

Newport Center

Berlin
Train Station



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4 RIGHT ELEVATION



3 BACK ELEVATION



1 FRONT ELEVATION (FARMINGTON AVE.)



2 LEFT ELEVATION



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