

440 WHEELERS FARMS ROAD, MILFORD, CT

- Proactive Local Ownership – Lifestyle Renovations Underway with particular care being given to safety measures and employee health solutions
- Reduce your commute and Bring your Firm closer to your home
- Suburban Office Opportunity
- Excellent location for second HQ or satellite office
- Business Continuity Space

FULL BUILDING AVAILABLE 162,605 SF

OR AS SMALL AS 3,000 SF



GREAT RIVER
CORPORATE CENTER



STONE
HARBOUR
Capital



GREAT RIVER CORPORATE CENTER

**BRINGING ENTIRELY
NEW FEATURES AND
AMENITIES AT AN
INCREDIBLE VALUE**

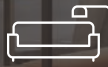
New ownership is transforming 440 Wheelers Farms Road into the fully renovated Great River Corporate Center. Plans include a full suite of all new tenant amenities with a comprehensive upgrade of building finishes and systems all designed to enhance the tenant experience.

WE ARE IMPLEMENTING ADDITIONAL MEASURES TO CREATE SAFE, FUNCTIONAL COMMON AREAS THAT HELP KEEP PEOPLE SAFE AND SOUND DURING THESE TRYING TIMES. WE ARE ACTIVELY REIMAGINING THESE SPACES ... ALWAYS WITH YOU IN MIND.



FOOD & BEVERAGE PROGRAM

- Full-service cafe with all new dining area
- Coffee bar and lounge
- Grab and go station
- Catering service
- Outdoor dining areas



LIFESTYLE-FOCUSED AMENITIES

- Fitness center with the latest in training equipment
- New locker rooms with shower facilities
- Co-working workspace
- Boardroom and conference center with technology package and A/V capabilities
- Communal lounge areas
- Collaborative workspace with public WiFi



OUTDOOR EXPERIENCES

- All new landscaping design
- Outdoor dining and lounge areas
- Recreational games and activities
- Modernized exterior lighting surrounding the building

**ALL OF THE FEATURES
TENANTS WANT
PACKAGED INSIDE A
CAMPUS ENVIRONMENT**

Great River Corporate Center will host the latest in amenities that focus on tenant lifestyle and convenience. Everything from collaborative spaces to conference facilities paired with a variety of dining options, including indoor/outdoor experiences will create a campus-like feel that your staff will love.

NOW MORE THAN EVER IT IS IMPORTANT FOR YOUR OFFICE SPACE TO BE SAFE, CLEAN AND GREEN.

Our new air management system is not only more energy efficient with a lower carbon footprint than conventional HVAC systems ... it helps deliver clean indoor air that is safe and healthy for you and your employees.

When we set out to rethink this building space we looked for leading HVAC solutions to help align our vision with yours. These are things you've been asking for to keep you and your employees safe and productive.

We came up with some great solutions that we're implementing in the air distribution system starting with 4 VAV rooftop units by Daikin (model RPS100D) utilizing MERV 13 filters.

Together these units provide 85% efficiency when dealing with harmful pathogens, particles, and odors.

Global Plasma Solutions (GPS) Needlepoint Bipolar Ionization units (NPBI) have been installed throughout the building to help clean the air even more, while Nanoseptic™ self-cleaning push bars and elevator buttons (made with nano-crystal materials that continuously oxidize organic contaminants) help keep high-traffic public touch points clean. They are literally powered by light.

Our green walls and expansive outdoor work/play space round out just a few of the features we're implementing to make Great River Corporate Center a great place for you and your employees to be.

At GRCC we're doing all the right things to keep your business rolling and your people safe!



BENEFITS

- MULTI PART STRATEGY TO KEEP THE AIR CLEAN AND YOUR EMPLOYEES HEALTHY
- LATEST VAV ROOFTOP UNITS ARE ENERGY CERTIFIED WITH A LOWER COST TO OPERATE
- NPBI SYSTEMS SIGNIFICANTLY REDUCE AIRBORNE PARTICULATE, PATHOGENS, AND ODORS, AND REDUCE THE SPREAD OF DISEASE BY CLEARING AIR PARTICLES FASTER AND INACTIVATING PATHOGENS
- NONOSEPTIC™ PUSH WRAP BARS AND ELEVATOR BUTTONS
- SYSTEMS ARE BRAND NEW AND HAVE NOT TREATED AIR FROM OTHER GROUPS OF PEOPLE

BRAND NEW AIR MANAGEMENT SYSTEMS IN EACH SPACE. SAFE, CLEAN & GREEN.

WE HEAR YOU.

And we've been hard at work. You've been asking for safe, clean, green spaces to help keep you and your employees healthy and productive. Great River Corporate Center has the latest air filtration systems, living 'green walls', a pretty cool café that extends to the outside world, lots of open space to stretch your legs, as well as a coworking space to help keep pace with the flexible nature of your organizations. Best of all, we're nestled in where you and your employees live and play: keeping you close to the things that matter.



NEW
MATERIALS
& SAMPLE
FINISHES



NEW CENTRAL LOBBY DESIGN STYLING / AN INVITING SPACE TO WORK OR UNWIND



Elevator Lobby & Office Storefront Elevation



Large Scale Black and White Photography Accent Walls



Elevator Lobby Wallcovering

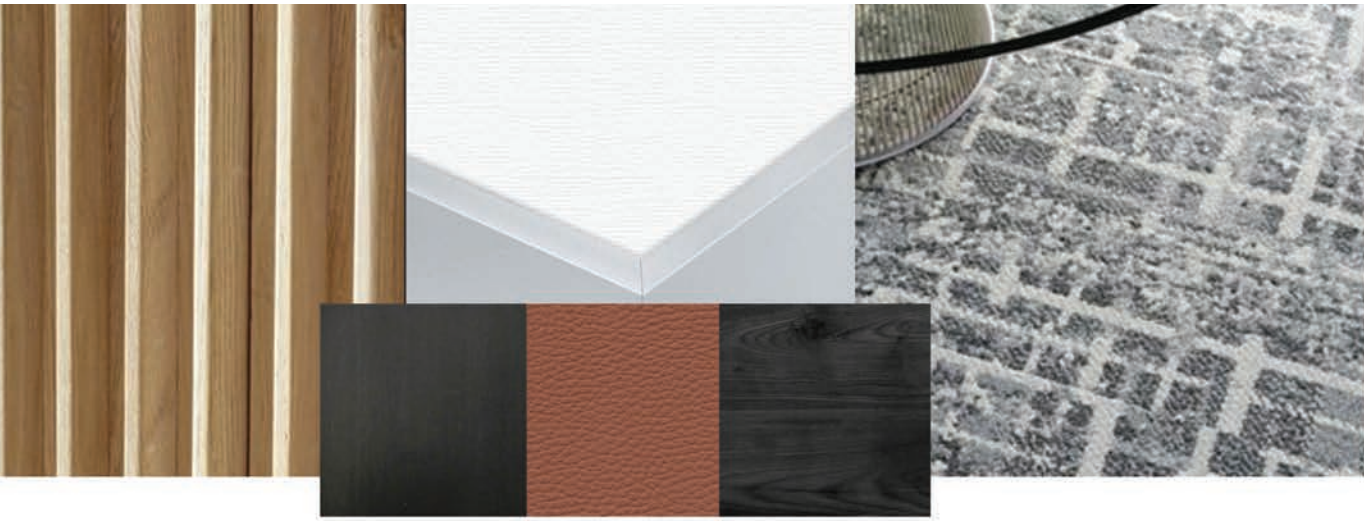
Elevator Lobby Grey Stone Look Porcelain Tile

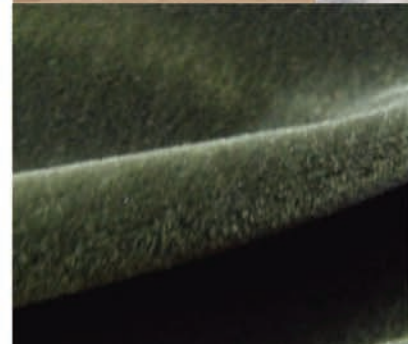
Black Metal Trim

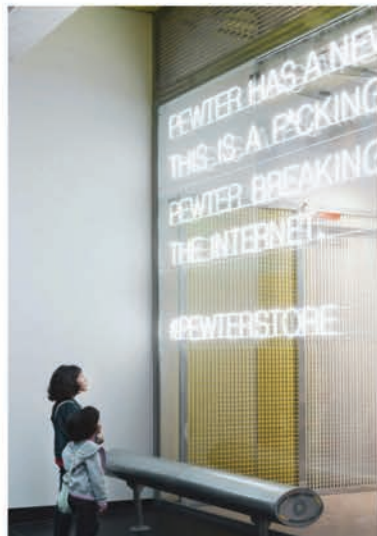
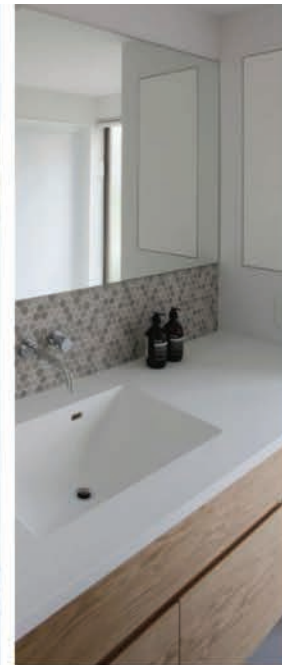
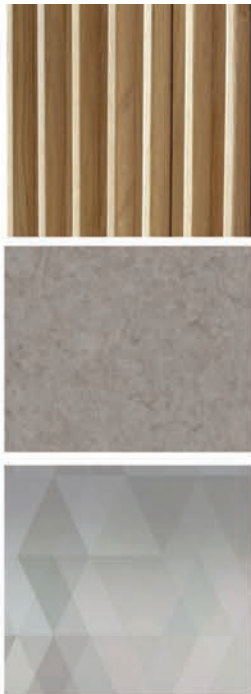
Corridor Textural Carpet Tile

Textured Wallcovering at Art Accent Wall. Paint to match other walls.











DINING OPTIONS DESIGN STYLING / NUMEROUS OPTIONS SURE TO SATISFY



Café Stations



Lobby Lounge

Grab & Go Stations



Grab & Go Stations

Sales Registers

Lobby Lounge Exterior Facade

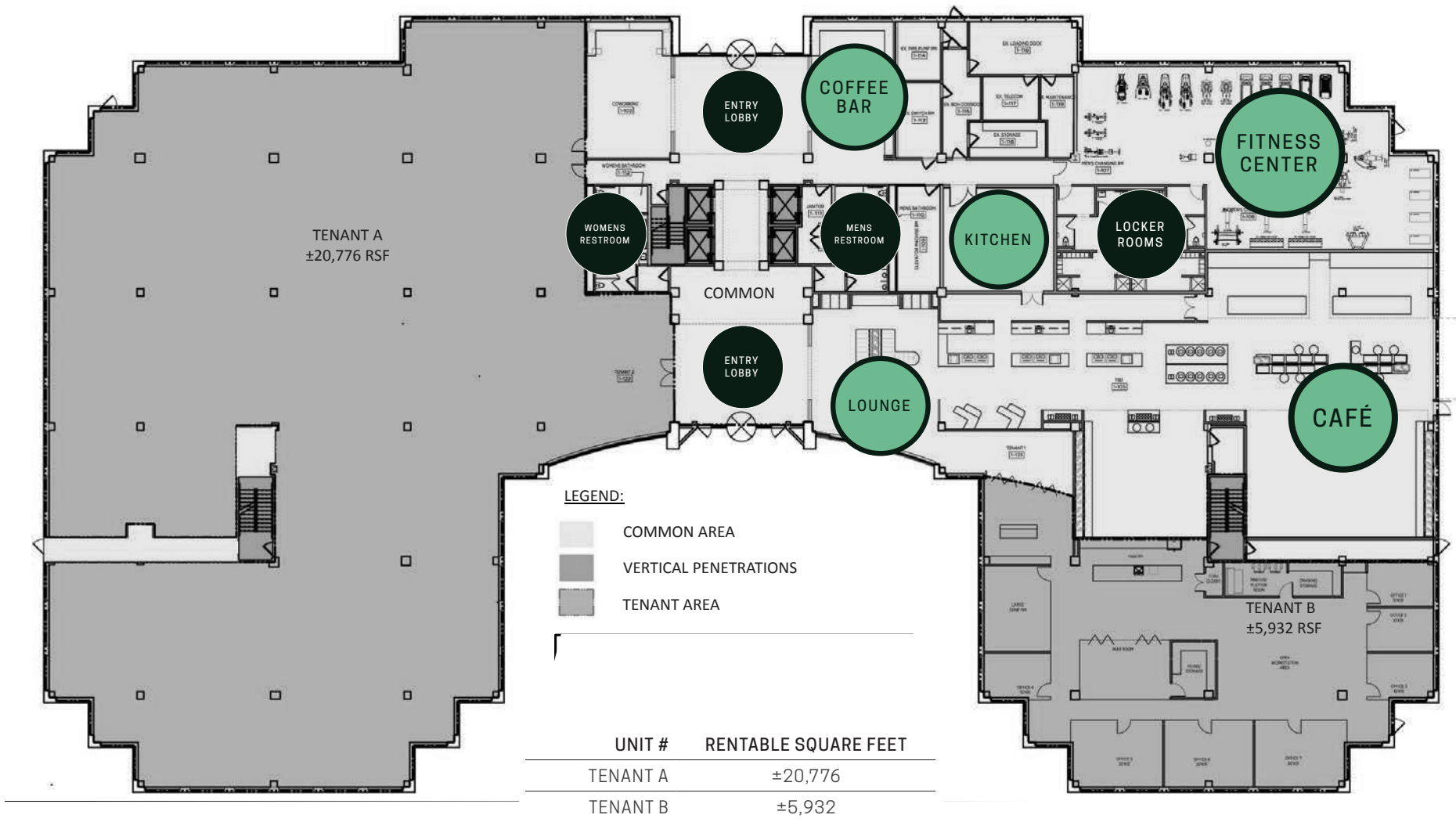


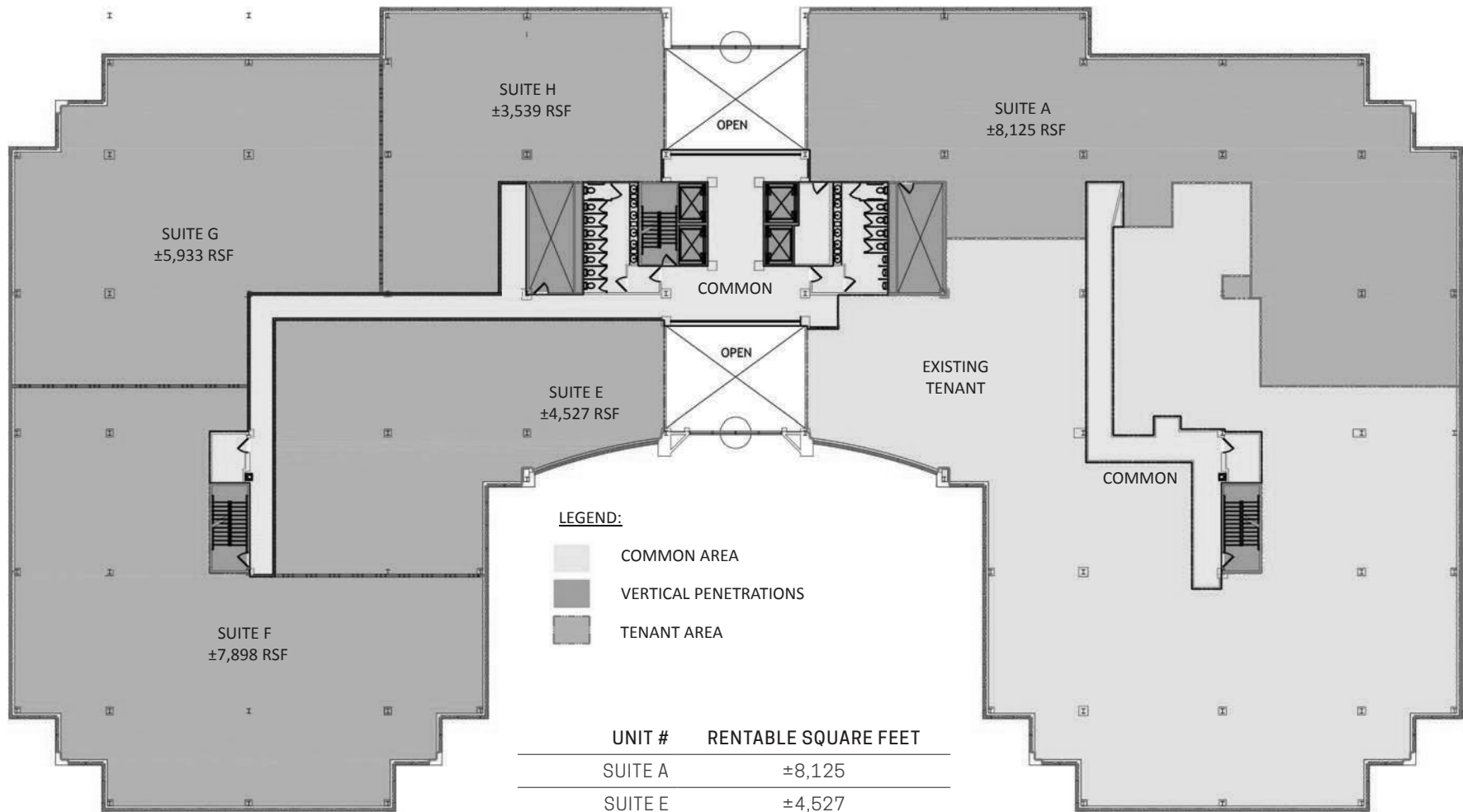
Dining Seating

Condiments/Plates/Utensils/Drinks



FLOOR PLANS & CONCEPTUAL BREAKDOWNS

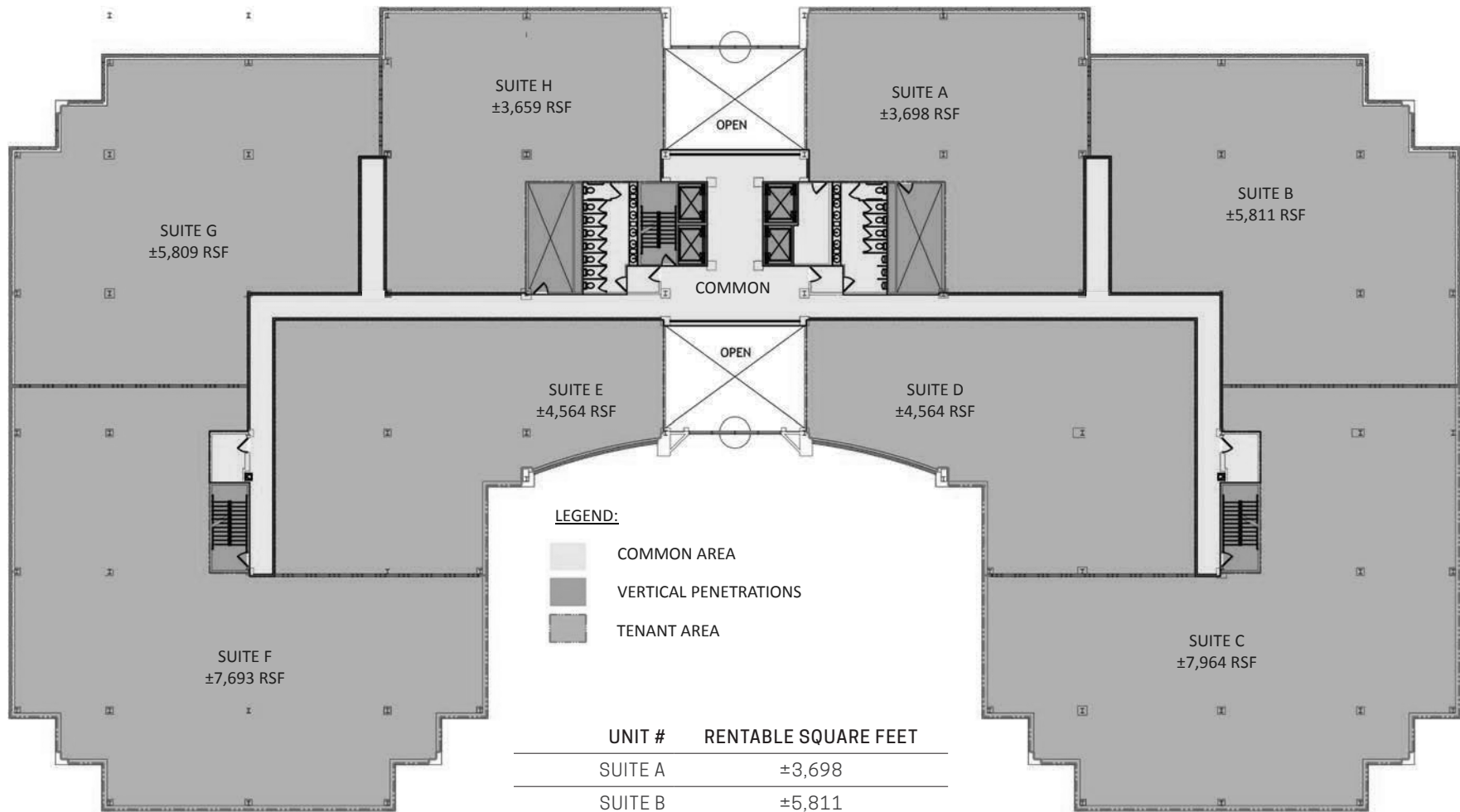


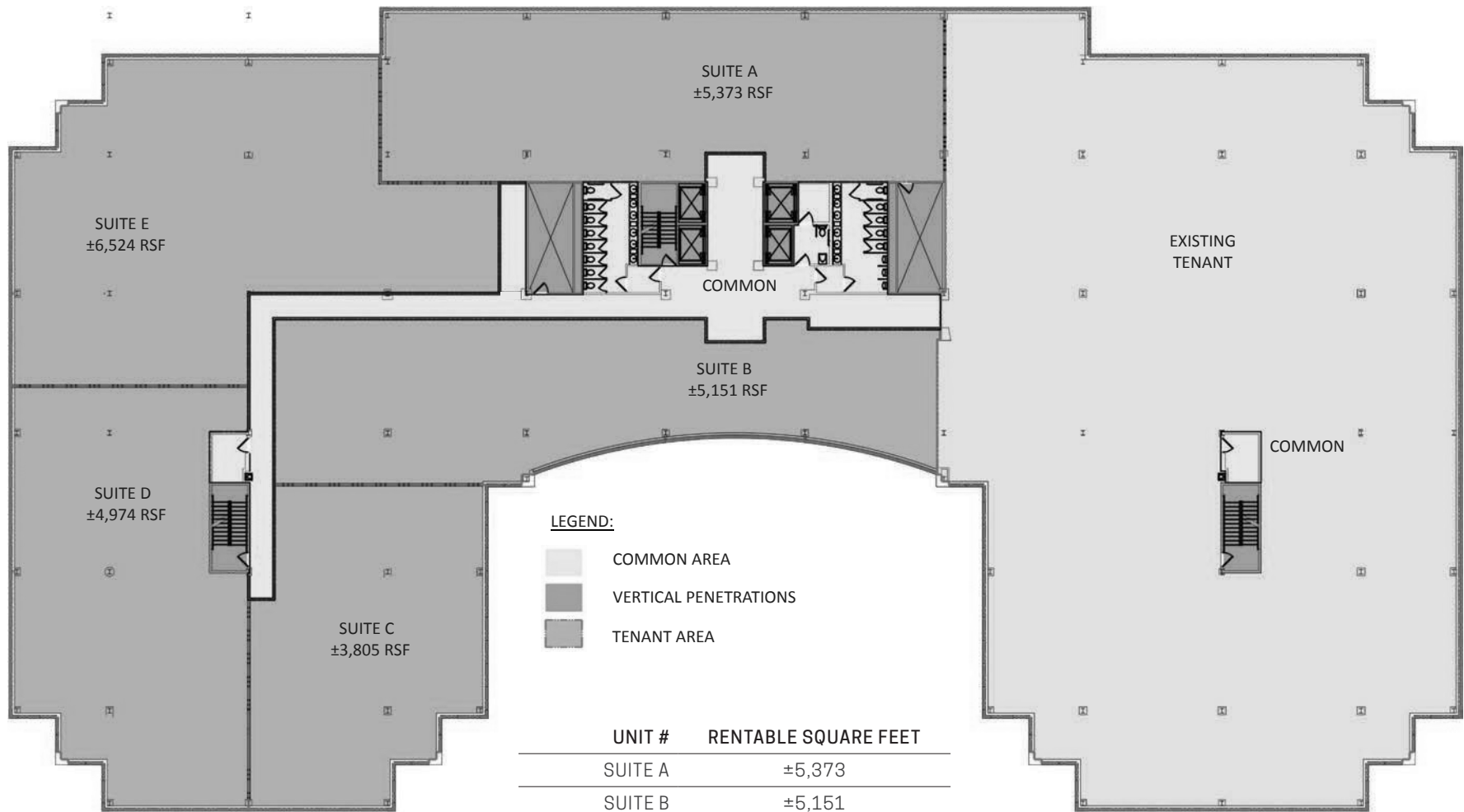


LEGEND:

- COMMON AREA
- VERTICAL PENETRATIONS
- TENANT AREA

UNIT #	RENTABLE SQUARE FEET
SUITE A	±8,125
SUITE E	±4,527
SUITE F	±7,898
SUITE G	±5,933
SUITE H	±3,539
FULL FLOOR	±44,033

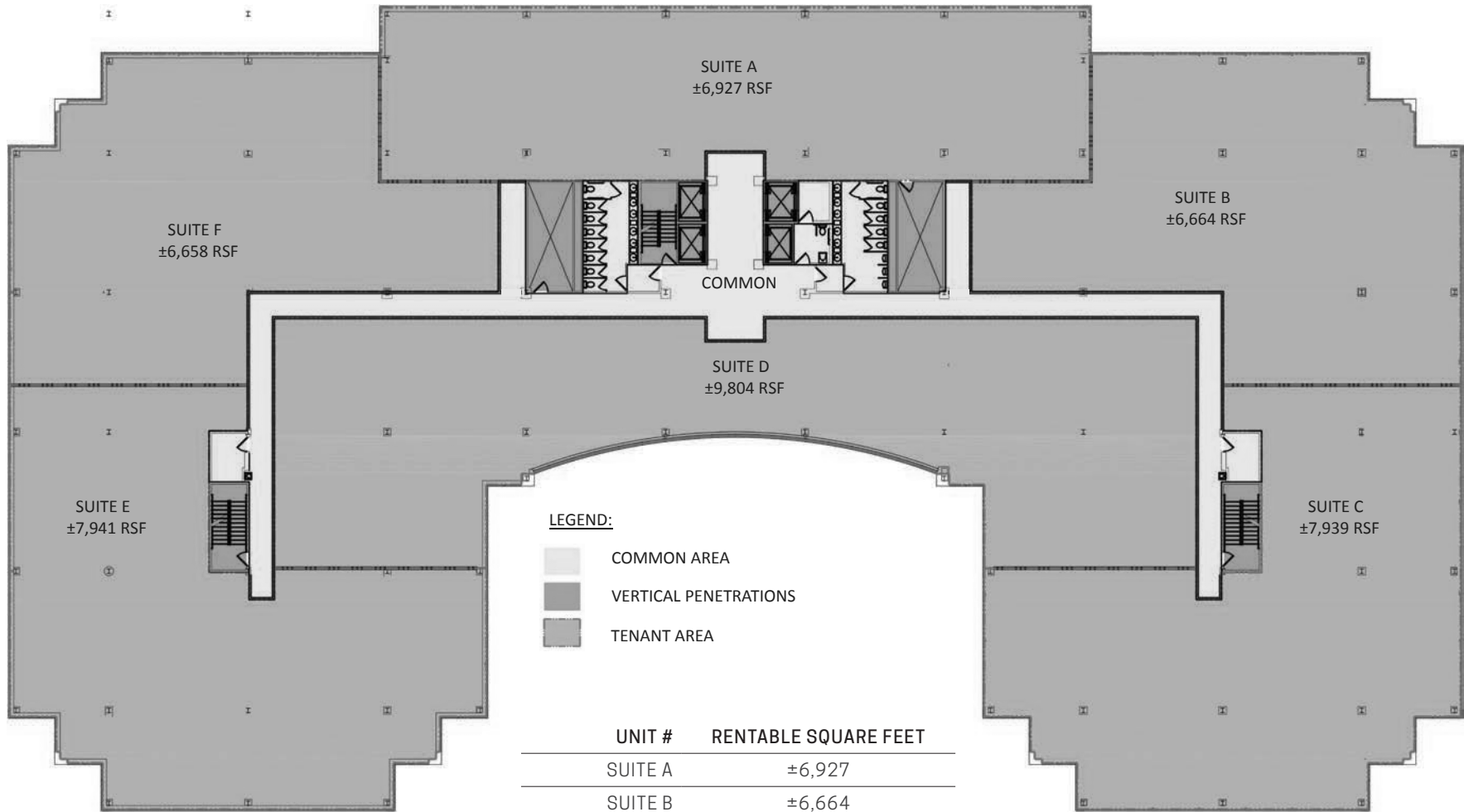




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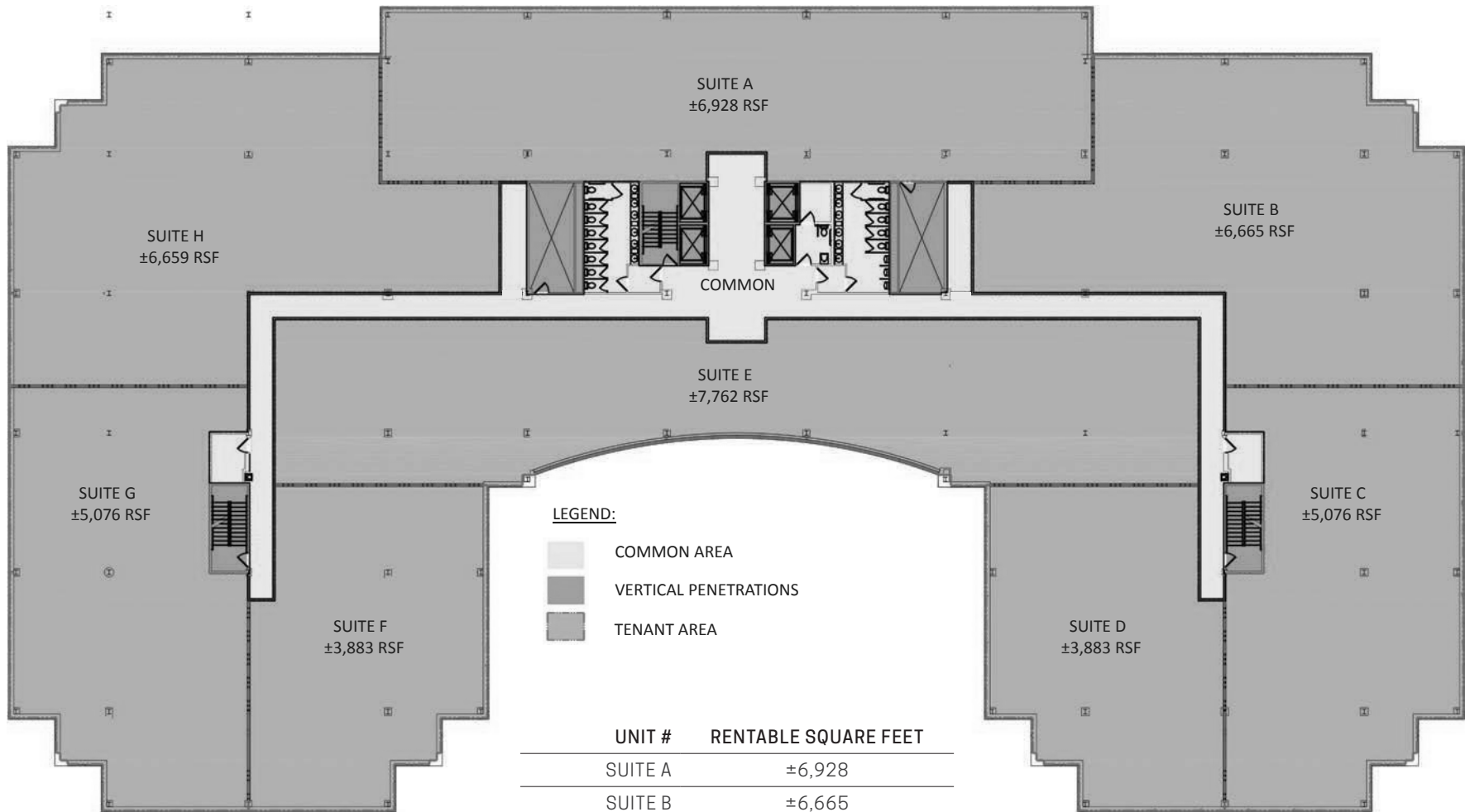
UNIT #	RENTABLE SQUARE FEET
SUITE A	±5,373
SUITE B	±5,151
SUITE C	±3,805
SUITE D	±4,974
SUITE E	±6,524
FULL FLOOR	±45,932



LEGEND:

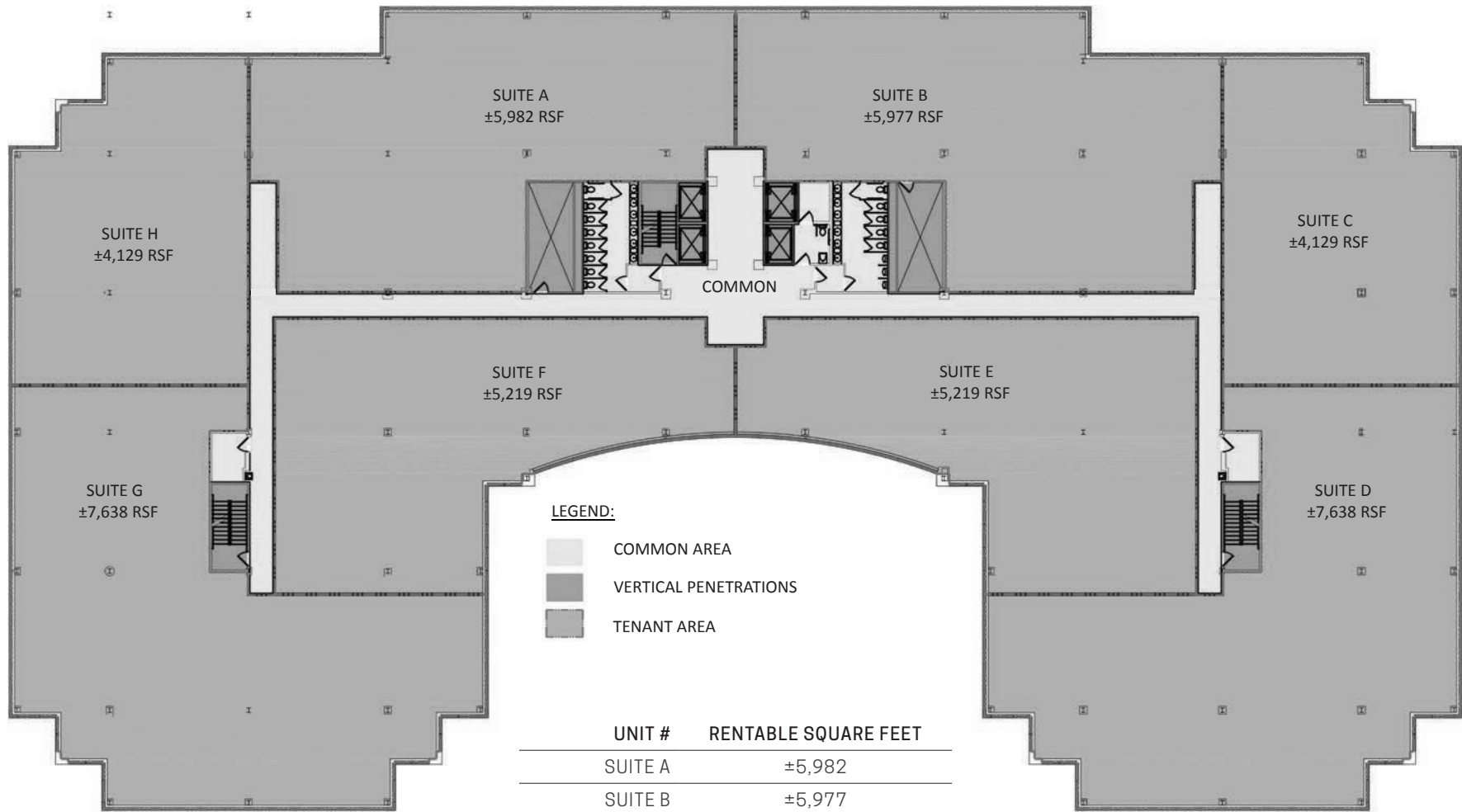
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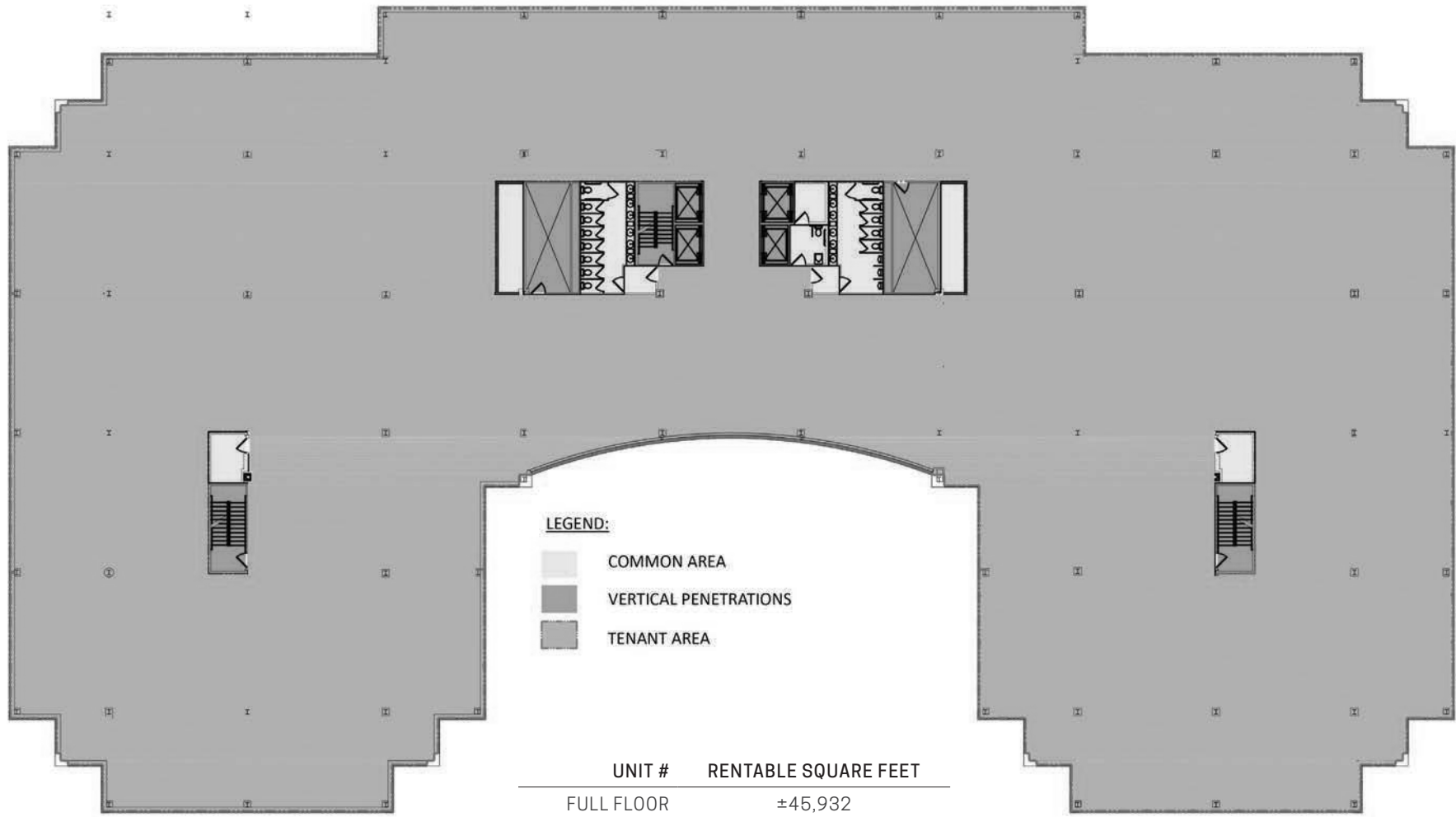
UNIT #	RENTABLE SQUARE FEET
SUITE A	±6,927
SUITE B	±6,664
SUITE C	±7,939
SUITE D	±9,804
SUITE E	±7,941
SUITE F	±6,658
FULL FLOOR	±45,932



LEGEND:
 COMMON AREA
 VERTICAL PENETRATIONS
 TENANT AREA

UNIT #	RENTABLE SQUARE FEET
SUITE A	±6,928
SUITE B	±6,665
SUITE C	±5,076
SUITE D	±3,883
SUITE E	±7,762
SUITE F	±3,883
SUITE G	±5,076
SUITE H	±6,659
FULL FLOOR	±45,932





GREAT RIVER CORPORATE CENTER

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