



Loom City Lofts Office Space

215 E Main St, Vernon, CT 06066



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Loom City Lofts Office Space

\$12.00 /SF/Yr

Located on the ground floor of Rockville's award-winning historic mill conversion project, these commercial suites are ideal for office, studio, salon or medical use. This historic textile mill was built in 1906 and was renovated in 2015. It is situated at the headwaters of the picturesque Hockanum River. Each commercial suite is fully carpeted; has a high, exposed, loft-style concrete ceiling; has oversized, double-hung operable windows which flood the area with natural light; and is separately metered for tenant-controlled gas heat and electricity (including A/C). Most suites have a private A.D.A.-compliant toilet room. The building is served by high-speed fiber optic service available by subscription. WiFi and phone service are available as well. There are no common area charges or prorata tax payments. Limited access to the interior, adjacent Community Room and Fitness Center is available. Ample parking is available in the rear of the building. Loom City Lofts is located 1 mile off I-84, less than a mile from downtown Rockville and 3.2 miles from Hartford Turnpike....



Rental Rate:	\$12.00 /SF/Yr
Total Space Available:	5,289 SF
Max. Contiguous:	3,914.00 SF
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Year Built:	1906
Walk Score ®:	35 (Car-Dependent)
Rental Rate Mo:	\$1.00 USD/SF/Mo

1st Floor Ste 2

Space Available	1,280 SF
Rental Rate	\$12.00 /SF/Yr
Contiguous Area	3,914 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

One month free rent for any lease with a three year term or more. First year rent is \$12.00 PSF, with annual rent bumps of \$1.00 PSF. Tenant pays its own utilities, which are separately metered, City water (which will be sub-metered), and cable and phone. There are no common area charges or prorata taxes. Suite includes private A.D.A. toilet room.

1st Floor Ste 3

Space Available	1,824 SF
Rental Rate	\$12.00 /SF/Yr
Contiguous Area	3,914 SF
Date Available	September 15, 2021
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

One month free rent for any lease with a three year term or more. First year rent is \$12.00 PSF, with annual rent bumps of \$1.00 PSF. Tenant pays its own utilities, which are separately metered, city water (which will be sub-metered), cable and phone. There are no common area charges or prorata taxes. Suite includes private A.D.A. toilet room.

1st Floor Ste 4

Space Available	810 SF
Rental Rate	\$12.00 /SF/Yr
Contiguous Area	3,914 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

One month free rent for any lease with a three year term or more. First year rent is \$12.00 PSF, with annual rent bumps of \$1.00 PSF. Tenant pays its own utilities, which are separately metered, City water (which will be sub-metered) and cable and phone. There are no common area charges or prorata taxes.

1st Floor Ste 5

Space Available	1,375 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

One month free rent for any lease with a three year term or longer. First year rent is \$12.00 PSF, with annual rent bumps of \$1.00 PSF. Tenant pays its own utilities, which are separately metered, City water (which will be sub-metered) and cable and phone. There are no common area charges or prorata taxes. Suite includes private A.D.A. toilet room.



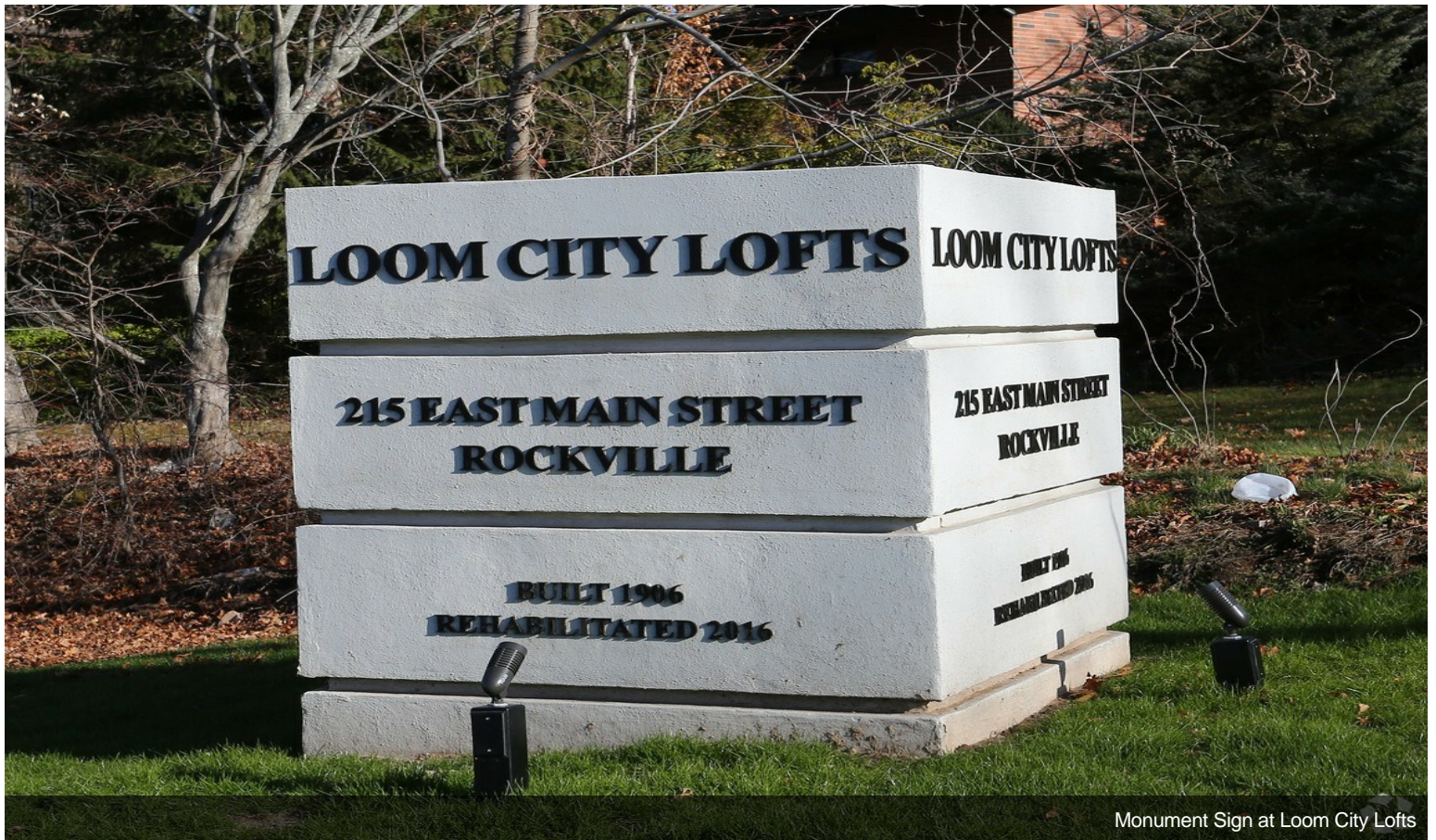
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Property Photos



North side entrances



Monument Sign at Loom City Lofts

Property Photos



Office Space at Loom City Lofts



Another office interior at Loom City Lofts

Property Photos



An office interior at Loom City Lofts



Historic window in commercial hallway at Loom City Lofts