

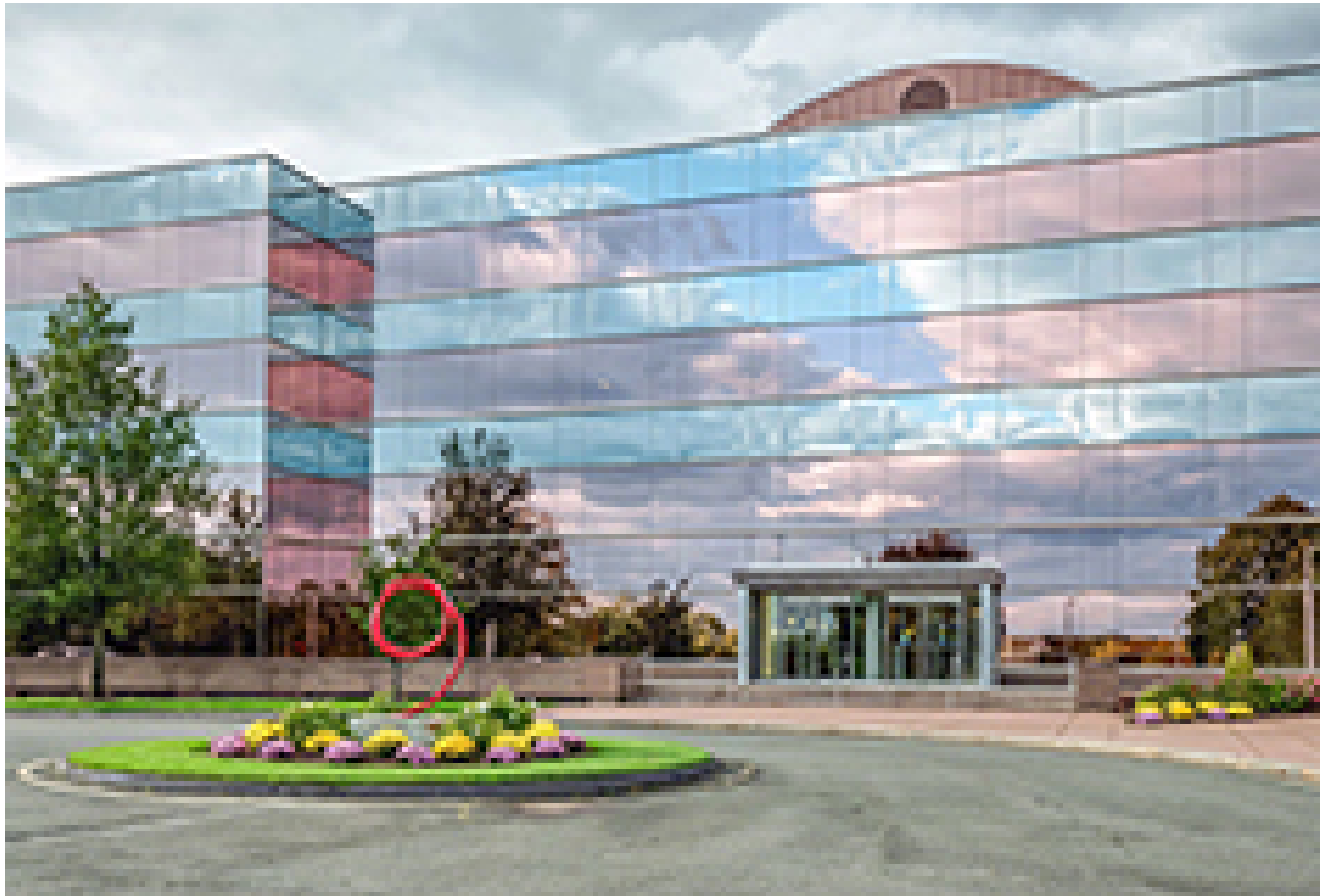


CELEBRATING
55 YEARS

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CBRE arranges multiple leases totaling 31,000 s/f for KS Partners

August 22, 2025 - Front Section



55 Capital Boulevard - Rocky Hill, CT

Rocky Hill, CT CBRE, Inc. and KS Partners, LLC have completed leasing successes at 55 Capital Blvd. Over the past six months, KS Partners – along with their exclusive leasing agent, CBRE – have completed new leases and renewals totaling nearly 31,000 s/f. Most notable is an expansion and lease extension with engineering firm HNTB for over 23,000 s/f, where the firm will more than double its previous footprint in the building. Other leases include office furniture dealer John Watts & Associates for 4,200 s/f and the Credit Union League of Connecticut for approximately 3,000 s/f.

55 Capital Blvd. anchors the entrance to Corporate Ridge, a 230-acre master-planned business park located off I-91 at Exit 23. The class A office property boasts large and efficient floorplates, in addition to views of the surrounding area not commonly found in suburban locations. Recently updated lobbies and common area spaces, along with a new tenant lounge/bistro on the first floor, have enhanced the project's competitive position in the market.

"Our success at 55 Capital Blvd. is largely due to the excellent location and quality of the asset, a strong and well-capitalized owner, and the availability of modern tenant amenities," said Mike Puzzo, senior vice president at CBRE. "KS Partners has been a long-term owner in Rocky Hill for over 12 years and continues to invest in these assets. Their strong local team and ability to provide creative solutions has made our job much easier. We look forward to continuing the leasing momentum and success at Corporate Ridge."

CBRE was hired by KS Partners as the exclusive advisor and leasing agent for 55 Capital Blvd. in the beginning of 2024 and has subsequently been engaged as the exclusive leasing agent for the firm's sister building at 175 Capital Blvd.

"We're proud of the success at 55 Capital Blvd. and the continued trust tenants place in the building," said Jennifer Carrigan, vice president and director of leasing at KS Partners. "Our long-term commitment to Rocky Hill, supported by a dedicated local team and ongoing updates to the park, ensures we're meeting the evolving needs of today's tenants."

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