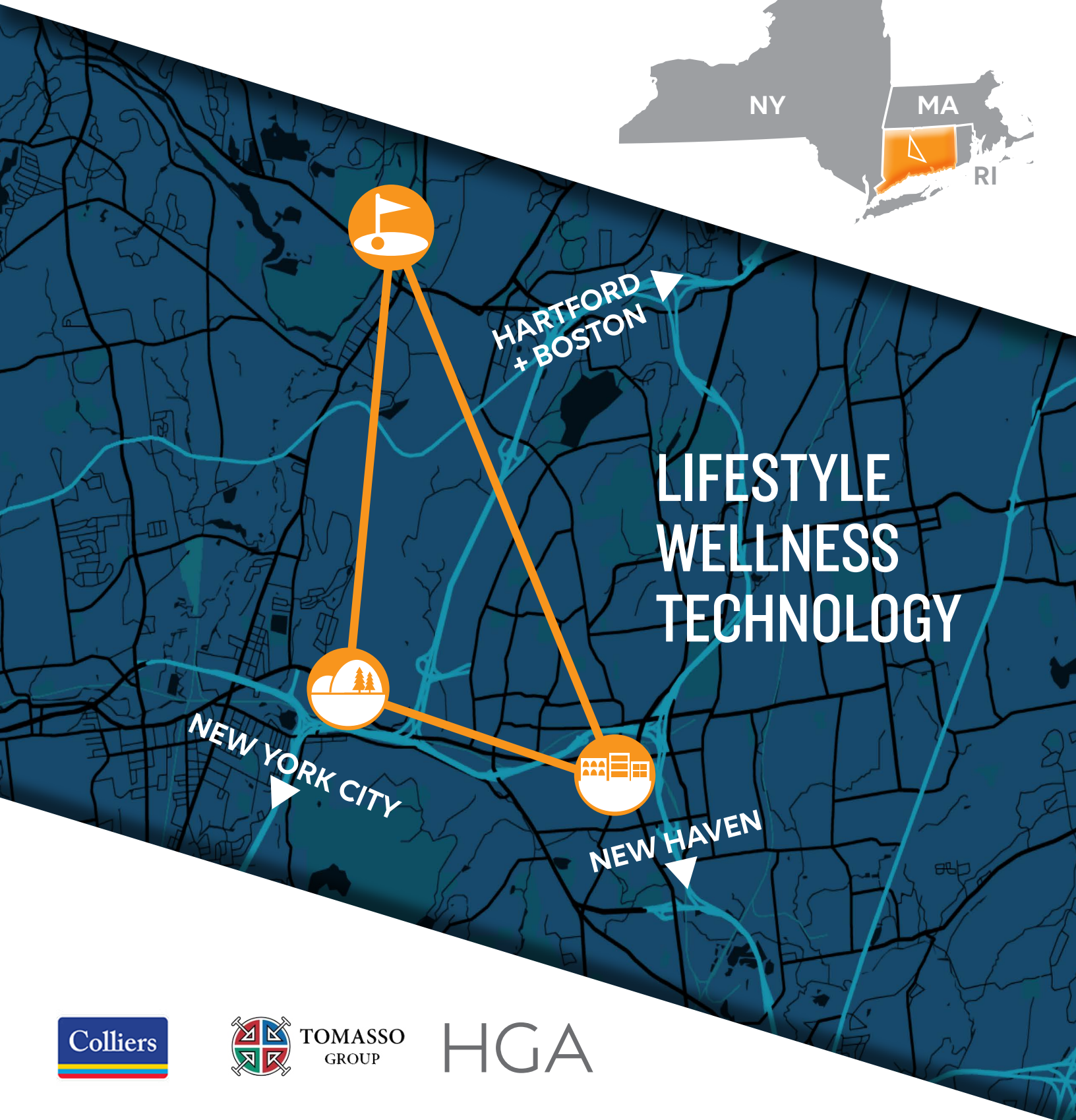




# THE OPPORTUNITY TRIANGLE

CENTRAL CONNECTICUT  
MEDICAL & LIFE SCIENCES



TOMASSO  
GROUP

HGA





**Michael W. Tomasso**  
Principal\*

**William A. Tomasso**  
Principal

**J. Leo Gagne**  
President Emeritus,  
Development

**Ken Johnson**  
Executive Vice President,  
Construction

**Frank Fusco**  
Vice President,  
Property Management

**Mark Watson**  
Controller

**Lynn Airasian**  
Assistant

**Sadia Hoxha**  
Executive Assistant

**Mike Ray**  
Vice President,  
Construction

**Albert W. Tomasso**  
Design Lead

Michael W. Tomasso  
The Tomasso Group  
One Liberty Square  
P.O. Box 3040  
New Britain, CT 06050

\*Primary point of contact  
Phone: 860.826.1156  
Fax: 860.229.2567  
michael@tomassogroup.com  
<https://tomassogroup.com>

# TOMASSO GROUP

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Founded in 1923 by Angelo Tomasso, Sr., a site contractor with a single steam shovel, The Tomasso Group grew by the 1960s to become a major, family-run Connecticut road builder and supplier of asphalt, stone, and ready-mix concrete. Now in its fourth generation, The Tomasso Group specializes in commercial development with in-house construction and building management expertise.

Representative examples of its development portfolio include the 140,000 square foot Hartford HealthCare Cancer Institute, which is a member of the Memorial Sloan Kettering Cancer Alliance, and adjoining Medical Arts Center office building in New Britain & Plainville, Connecticut, and the 165,000 square foot ConnectiCare headquarters and administrative offices in Farmington, Connecticut.

Partnering with The Tomasso Group for your next project brings the key benefit of rapid time to completion owing to their wholly-owned and favorably-zoned land inventory, long-term and excellent working relationship with local communities, and in-house construction management capabilities.

The Tomasso Group properties are strategically located midway between New York and Boston, and benefit from the best Connecticut has to offer: access to a diversified workforce, a wide range of housing options, high-quality educational systems, and an abundance of recreational and cultural activities. These properties are based in a premier live-work-play destination.

We invite you to schedule a tour to explore the potential these dynamic and varied sites offer for your business expansion.

We look forward to meeting!



Michael & Bill Tomasso  
and Team





# NEW ENGLAND'S KNOWLEDGE CORRIDOR

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Our three properties fall within an interstate partnership of **regional economic development, planning, business, tourism, and educational institutions** known as New England's Knowledge Corridor. This region spans from New Haven, Connecticut north to Springfield, Massachusetts, anchored at its center by the greater Hartford area. Things to know about this region:

- **Large Market Size:** New England's Knowledge Corridor is the nation's 20th largest market with a population of 2,884,112 (following #19 Denver with population 2,967,239).
- **2nd Largest New England Market:** 2nd largest market in New England after the Greater Boston area.
- **Business Hub:** Home to large corporations with major operations including Hartford HealthCare, Yale New Haven Health, United Technologies, Jackson Labs, Stanley Black & Decker, Aetna, Cigna, Lego, and many more.
- **Skilled Workforce:** Top 10 US location for population with advanced degrees, science-engineering doctorates, and new registered patents.
- **Strong Education Base:** Over 220,000 college students in 42 colleges and universities including UMass, UConn, and Yale University.
- **Affordability & Lifestyle:** Significantly lower cost of living and housing prices in this region as opposed to metropolitan Boston or New York City .
- **New England Knowledge Corridor Partners:** Partner organizations include Connecticut Business and Industry Association (CBIA), Bradley International Airport, MetroHartford Alliance, and University of Connecticut (UConn) campuses in Storrs, Farmington and Hartford.

**Source:** [knowledgecorridor.org](https://knowledgecorridor.org)

New England's Knowledge Corridor Fact Sheet dated March 15, 2021



Windsor  
Locks

Simsbury



Avon

UNIVERSITY  
OF HARTFORD



Hartford

Farmington



UConn  
HEALTH



CENTRAL  
CONNECTICUT STATE UNIVERSITY

Plainville

New Britain

Wesleyan University  
Middletown

Waterbury



Meriden



Quinnipiac  
UNIVERSITY



WESTERN CONNECTICUT  
STATE UNIVERSITY

Danbury



New Haven

BioCT

Milford



Fairfield  
UNIVERSITY

Yale

University of  
New Haven



Southern Connecticut  
State University



ALBERTUS  
MAGNUS  
COLLEGE

# LIFE SCIENCES

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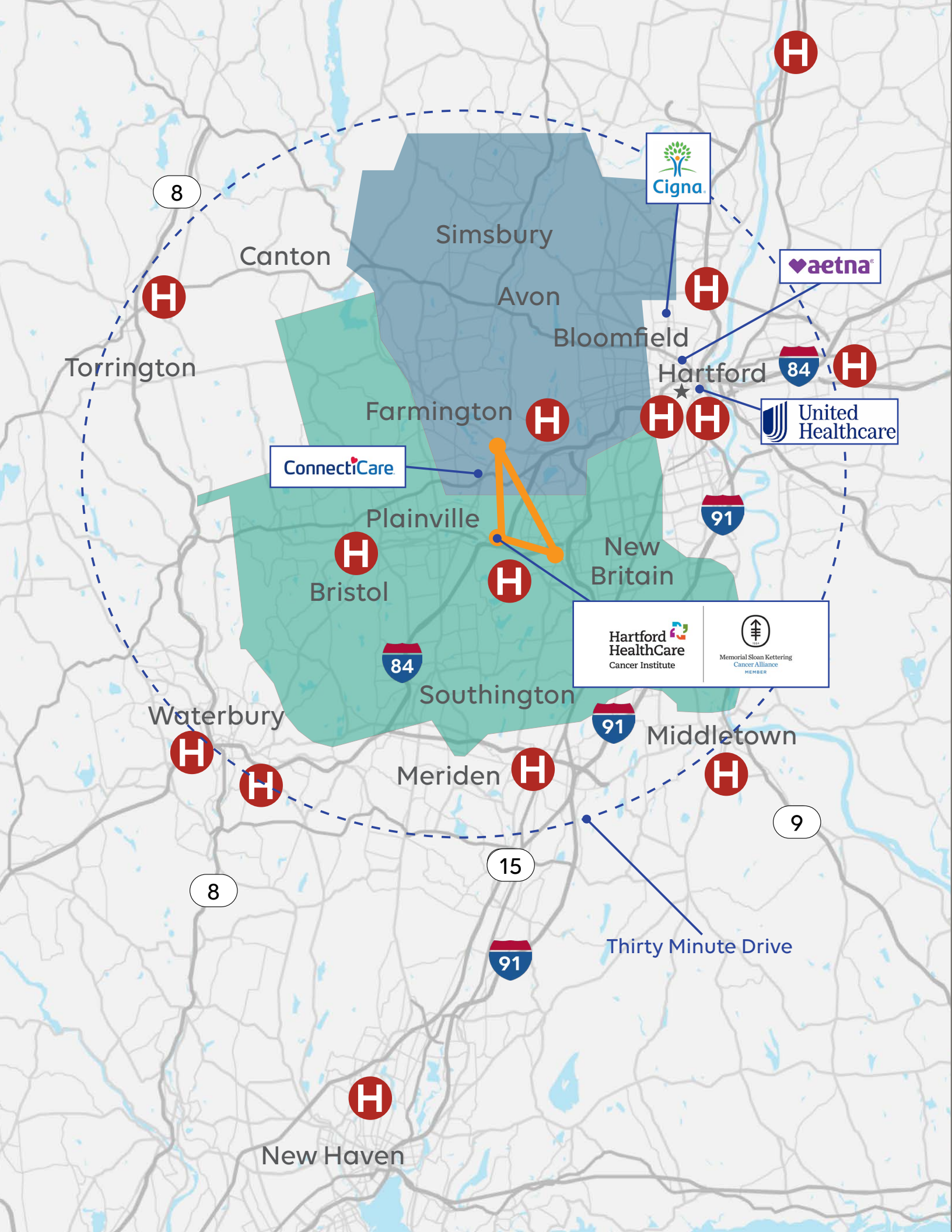
In 2020, Connecticut was ranked by Bloomberg as the **4<sup>th</sup> most innovative state in the US**. This recognition was based on research and development intensity, productivity, clusters of companies in technology, STEM jobs, residents with degrees in science and engineering disciplines, and patent activity.

Connecticut has established itself as a leader in life sciences research and development as well as the commercial application of the discoveries. Things to know about Connecticut's support of the life sciences market:

- **Highly Skilled Workforce:** Connecticut ranks 4th in the nation for bioscience patents per 1,000 people and 8th in number of science and engineering doctorates in the workforce.
- **Significant Investment:** Connecticut ranks 3rd in the nation for academic R&D investments in bioscience and 3rd for venture capital R&D investments in bioscience.
- **Strong Education Base:** As noted on the prior page, the New England Knowledge Corridor includes over 220,000 college students in 42 colleges and universities including UMass, UConn, and Yale University.
- **State Initiatives and Programs:** Connecticut demonstrates a clear commitment to the life sciences industry through government funding, programs, and initiatives including the Connecticut Bioscience Innovation Fund (CBIF), R&D tax credits, a Manufacturing and Biotechnology Sales and Use Tax Exemption, the Bioscience Enterprise Zone, and the Connecticut Bioscience Facilities Fund.
- **Strong Life Sciences and Technology Presence:** Many innovative life sciences and technology companies already call Connecticut their home including the Jackson Laboratory, Pfizer, Alexion Pharmaceuticals, Arvinas, Cara Therapeutics, IsoPlexis, Boehringer Ingelheim, Medtronic, PerkinElmer, and many more.

**Source:** [bioct.org/about/why-ct/](https://bioct.org/about/why-ct/)







# HEALTHCARE DEMOGRAPHICS

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We engaged Stroudwater Associates, a healthcare advisory group, to conduct a healthcare market assessment of the service area surrounding the Opportunity Triangle (shaded area on map). Here are some of the relevant findings:

- Almost **650,000 people reside within a 30-minute drive** (as adjusted for traffic at 8 am on Monday).
- Service area **population of over 470,000 people**, with 13% growth in the 65+ age group projected over five years.
- **Strong potential payer mix**, with over 63% of the service area population is covered via private insurance (direct, employer and exchange), while only 14% Medicaid and 4% uninsured.
- 66% of the service area population is from communities with **median household incomes above the Connecticut median** (\$81,962) and 33% of the population is from communities where the median household income is > \$100,000.
- Service area estimates (excluding obstetrics and newborn/neonatology) for **inpatient discharges in the current year are over 53,000**.
- Across **all outpatient categories**, the service area is estimated to **generate almost 14,000,000 units of service this year**, including:
  - 2.62M office visits
  - 1.35M physical therapy units
  - 49K outpatient surgeries
  - 39K gastroenterology procedures
- **Over the next five years:**
  - Urgent care center volumes are anticipated to grow by 65%
  - Hospital outpatient volumes are anticipated to grow by 14.2%
  - Emergency department visits are expected to grow by 11.7%,
  - Outpatient surgeries are expected to grow by 6.3%
  - Gastroenterology procedures are expected to grow by 6.9%
  - Physical therapy is expected to grow by 20.2%



FARMINGTON  
COMMONS



# OPPORTUNITY TRIANGLE

PLAINVILLE  
PRESERVE



LIBERTY SQUARE  
GATEWAY



*We invite you to explore what these  
three properties and their surrounding  
communities have to offer.*



The Tomasso Group proudly offers three complementary properties forming a **triangle of development opportunities in Central Connecticut**. All within 15 miles of downtown Hartford, each is unique and provides a stand-alone opportunity for development. Together, they present a multi-site opening for the right organization to establish a strong northeast foothold or expand its existing network.



## PLAINVILLE PRESERVE

Plainville Preserve offers **105 acres for a build to suit bioscience, medical or corporate campus**. This site can support up to 2 million square feet of development and allows for buildings up to 6 stories. Perched on a hillside along I-84 with great visibility from the highway, the site provides 3 distinct plateaus of building opportunity.



## LIBERTY SQUARE GATEWAY

One Liberty Square, a 90,000 square foot office/ medical building, houses our company headquarters. **Two adjacent undeveloped parcels provide a campus of development opportunity** or gateway to downtown New Britain directly off major Connecticut highways. Favorable zoning, an underutilized 1,600 car parking garage, and proximity to The Hospital of Central Connecticut are just some of the benefits offered by these properties.



## FARMINGTON COMMONS

Covering 26 acres in the heart of the bucolic Farmington Valley, this site is one of the **last large commercially developable properties in the area**. Set against the lush backdrop of Tunxis Country Club just minutes from I-84 and UConn Health, this site offers opportunity in a historic community ranked as one of the best places to live in Connecticut.







Long Swamp Road

Hilltop Plateau

5

6

7

Woodland Plateau

3

4

Loon Lake Plateau

2

1

Loon Lake Road



Hartford  
HealthCare  
Cancer Institute



Memorial Sloan Kettering  
Cancer Alliance  
MEMBER

POTENTIAL  
PROPERTY  
DEVELOPMENT

# PLAINVILLE PRESERVE

**Plainville Preserve offers 105 acres on an ascending wooded site along I-84 ready to be transformed into a central campus for up to 2 million square feet of large-scale development.**

- Commands views and visibility from I-84
- Zoned ready for healthcare, life science, and technology
- Anchored by the Hartford HealthCare Cancer Institute of Central Connecticut, a member of the Memorial Sloan Kettering Cancer Alliance, and adjoining Medical Arts Center
- Located in the business-friendly Town of Plainville

**Our architect presents a potential way of utilizing and showcasing the dramatic topography.**

- Features three distinct buildable plateaus of development
- Connected by a winding drive from top to bottom of the site
- Set among beautiful ponds, flora, and glacial outcroppings

105

TOTAL ACREAGE

2M

ALLOWABLE BUILDING  
SQUARE FOOTAGE

6

STORIES OF ALLOWABLE  
BUILDING HEIGHT

## POTENTIAL PROPERTY DEVELOPMENT

1

Existing Hartford  
HealthCare Cancer  
Institute / Memorial Sloan  
Kettering Cancer Alliance &  
Medical Arts Center

3

6-story Ambulatory Care Center  
OR Administrative Offices  
OR Research Building

5

4-story Life Science  
Research Park OR  
Administrative Offices

7

Assisted Living  
Facility OR  
Behavioral Health  
Hospital

2

Urgent Care /  
Retail Pharmacy

4

Education Center OR  
Alternative Therapy  
Center

6

Healthcare Logistics  
Hub OR Life Science  
cGMP Facility

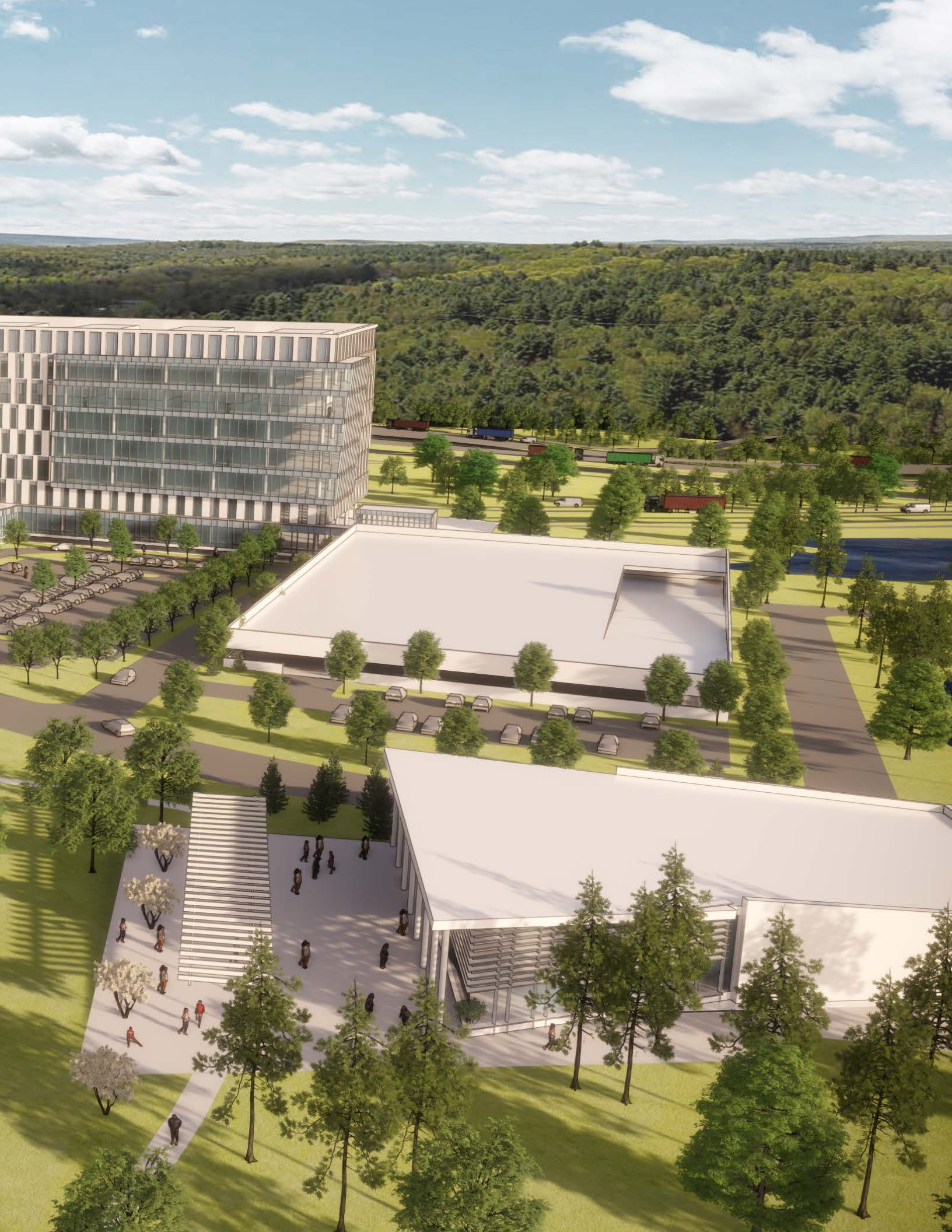


# PLAINVILLE PRESERVE

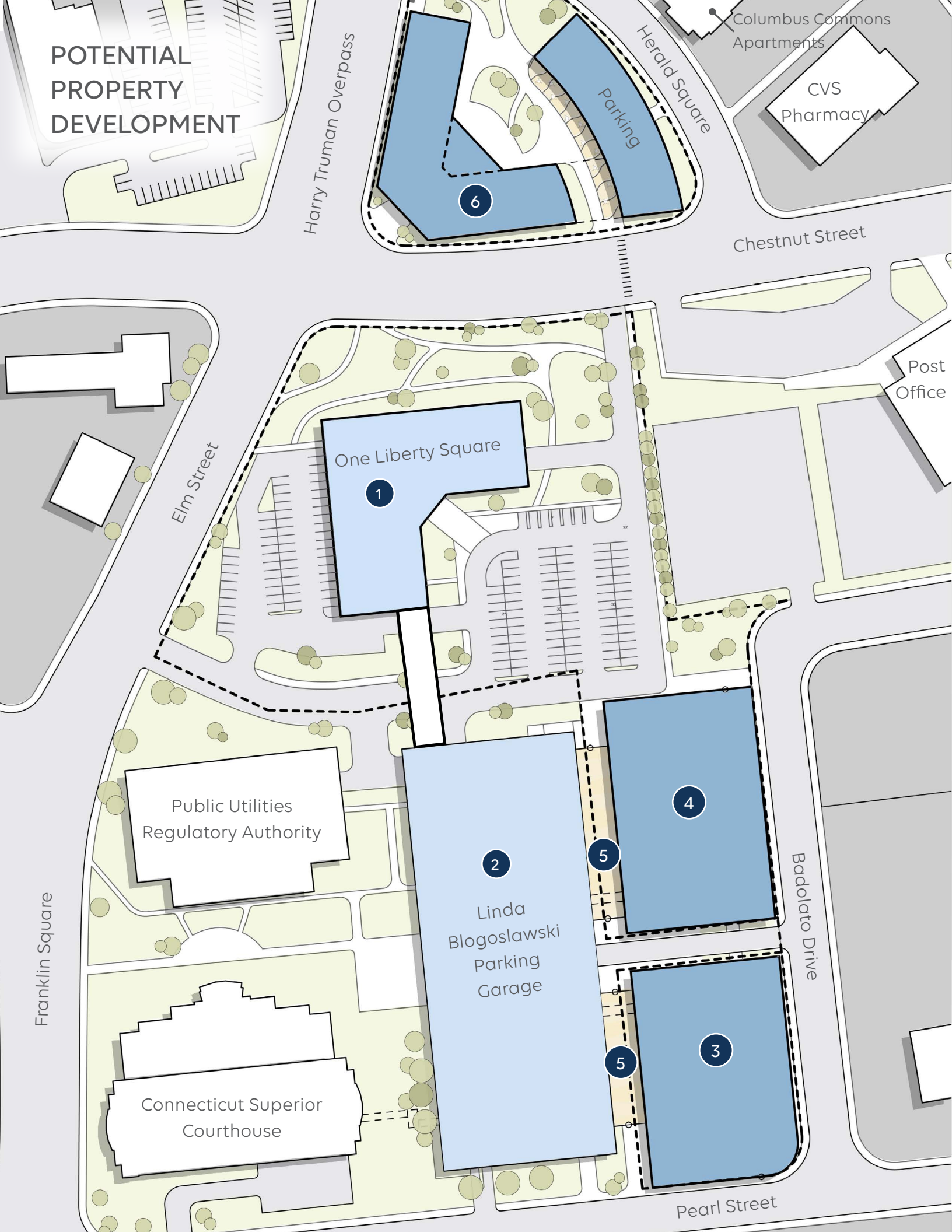
Nestled among the natural beauty of the Woodland Plateau, new development opportunities are visually prominent from nearby I-84.











POTENTIAL  
PROPERTY  
DEVELOPMENT

Harry Truman Overpass

Columbus Commons  
Apartments

CVS  
Pharmacy

Herald Square

Chestnut Street

Post  
Office

Elm Street

One Liberty Square

Public Utilities  
Regulatory Authority

Franklin Square

Connecticut Superior  
Courthouse

Linda  
Blogoslawski  
Parking  
Garage

Badolato Drive

Pearl Street

# LIBERTY SQUARE GATEWAY

**Liberty Square Gateway presents an opportunity to create a multi-use urban foothold in a Central Connecticut city characterized by recent growth and development.**

- 8.12-acre campus comprised of two undeveloped parcels on Chestnut and Pearl Streets and One Liberty Square, a 90,000 square foot Class A Medical/ Professional office building
- Transit-friendly with easy access to Routes 9 & 72, Interstates 84 & 91, and a short walk from the CTfastrack Busway
- Proximate to The Hospital of Central Connecticut, The Hospital for Special Care, and Central Connecticut State University
- Adjacent to a 1,600 stall parking garage with excess capacity
- Tax benefits within an Opportunity Zone and Enterprise Zone

**One possible vision for these properties is a complementary use, live-work-play development.**

- Life science research or medical office buildings
- Mid-rise residential towers
- Lifestyle retail at street level
- Enclosed Winter Garden connecting the office buildings to the existing parking garage



## POTENTIAL PROPERTY DEVELOPMENT

1 Existing 90,000 SF  
Medical/Professional  
Office Building

2 Existing 1,600 Stall  
Structured Parking

3 5-story Medical  
Office Building OR  
Administrative Offices

4 8-story Life Science  
Research OR Offices

5 Enclosed  
Winter Garden

6 Transit-Oriented  
Development









## LIBERTY SQUARE GATEWAY

State-of-the-art medical or office buildings create an urban footprint only a short walk from residential housing, long-established restaurants, and the civic heart of downtown New Britain.



Forest Park medical  
office complex

4

1

2

5

3

Tunxis Country Club

Farmington Avenue

Space for additional  
amenities east of site

Commuter  
Parking  
Lot

POTENTIAL  
PROPERTY  
DEVELOPMENT



# FARMINGTON COMMONS

**Farmington Commons is where development meets suburban appeal in a lush, green setting.**

- 26 acres in the bucolic Farmington Valley
- Borders the fairways of Tunxis Country Club, developed and owned by The Tomasso Group
- Located on Route 4 just two miles from I-84
- Farmington is the ideal live-work-play community
  - One of the top 10 places to live in Connecticut per Niche 2022
  - Top-ranked public school system
  - Location of Jackson Laboratories and UConn Health
  - Home of many business, medical, and legal professionals

**One possible vision for this site is a New England village experience.**

- "Town within a Town" public gathering space
- Life sciences or medical offices
- Locally owned food retail
- Walking paths and dog park
- Trails nearby recreational sites and neighborhoods

26.1

TOTAL ACREAGE

180K

ALLOWABLE BUILDING  
SQUARE FOOTAGE

2-3

STORIES OF ALLOWABLE  
BUILDING HEIGHT

## POTENTIAL PROPERTY DEVELOPMENT

1

Medical Office Building  
OR Administrative  
Offices OR Research

3

Wellness Retail / Café

5

Wellness Commons and  
Walking Trails

2

Procedure Center OR  
Life Science Research

4

Recreation Pavilion





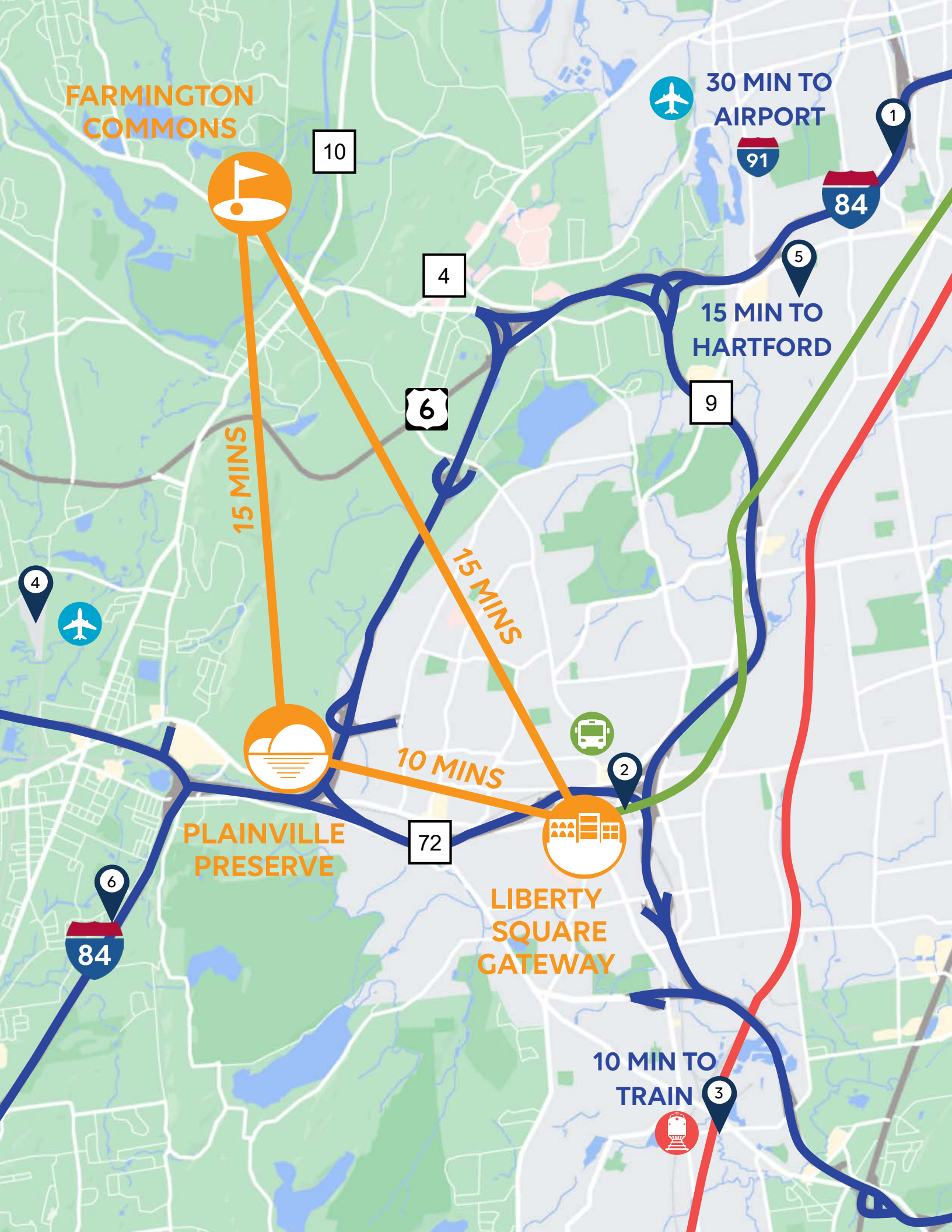




## FARMINGTON COMMONS

This "town within a town" offers places to work, to relax, and to gather, all in the tranquil landscape of the Farmington Valley.





FARMINGTON  
COMMONS

10

4

6

30 MIN TO  
AIRPORT

91

84

5

15 MIN TO  
HARTFORD

9

15 MINS

15 MINS

10 MINS

PLAINVILLE  
PRESERVE

72

LIBERTY  
SQUARE  
GATEWAY

10 MIN TO  
TRAIN

3

84

6



# TRANSPORTATION

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All three properties are within 15 miles of downtown Hartford, and within easy reach of transportation arteries connecting Central Connecticut to the rest of the state and the northeast United States.



## **Bradley International Airport**

The second-largest airport in New England serves the Hartford-Springfield Metropolitan Region with nonstop flights to destinations across the United States, Canada, and Europe, ranked the No. 2 'Best Airport in U.S.' by *Condé Nast Traveler*.



## **CTfastrak**

A regional bus rapid transit system along a dedicated busway between downtown Hartford and downtown New Britain, within walking distance of Liberty Square Gateway.



## **CTrail & Amtrak**

CTrail Hartford Line provides commuter rail service to communities between New Haven, Connecticut and Springfield, Massachusetts. Amtrak additionally operates direct service from Central Connecticut to New York City and beyond.



## **Robertson Airport**

A general aviation airport providing business, private, recreational and emergency flight services to Plainville and surrounding communities.



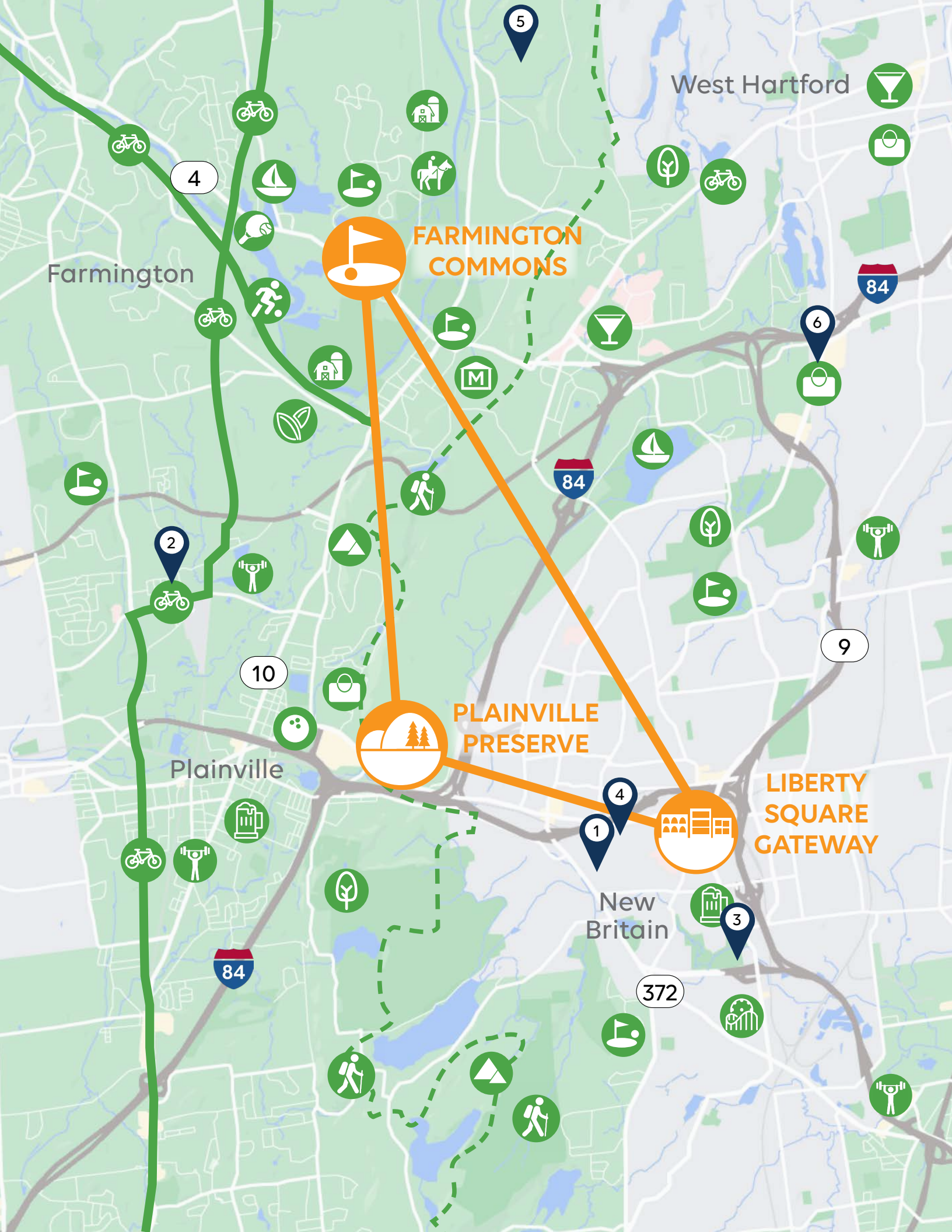
## **ADA Paratransit Services**

A shared ride, origin-to-destination service for eligible individuals with disabilities (including physical, cognitive, sensory, and mental health disabilities).



## **Interstate Access**

The Opportunity Triangle enjoys excellent highway access at the junction of Interstates 84 and 91 and Connecticut Routes 9 and 72.



FARMINGTON  
COMMONS

PLAINVILLE  
PRESERVE

LIBERTY  
SQUARE  
GATEWAY

Farmington

West Hartford

Plainville

New  
Britain



# RECREATION & THE ARTS

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Central Connecticut is home to a diverse and vibrant combination of natural outdoor recreation and some of the best performing arts and fine art collections in the region.



## **Walnut Hill Park**

Designed by Frederick Law Olmsted of Central Park fame, this large municipal park features a rose garden, a bandshell, and winding paths through sprawling lawns.



## **East Coast Greenway**

Connecting 3,000 miles from Maine to Florida, this popular trail includes our hometown section, the Farmington Valley Greenway. The bike path offers a safe walking and biking route along the wild and scenic Farmington River.



## **New Britain Stadium**

This lively sports park is home to the New Britain Bees, a member of the Futures Collegiate Baseball League, and the Connecticut Crushers, a member of the National Women's Football Association.



## **New Britain Museum of American Art**

The country's oldest museum dedicated to American Art, the NBMAA collection represents over 300+ years of the major artists and movements of American art housed in modern galleries.



## **Talcott Mountain Music Festival**

The Hartford Symphony Orchestra welcomes guests to this annual summer series of classical concerts under the stars. Concertgoers are invited to bring picnic dinners and drinks.



## **Westfarms Mall**

This upscale shopping mall is the 3rd largest in Connecticut, sporting over 160 stores and restaurants in an airy glass atrium.

## NOTES

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Colliers International  
100 Federal Street, Floor 33  
Boston, MA 02110

Stephen Woelfel, Jr.  
Executive Vice President  
Phone: 617.330.8168  
Mobile: 781.775.2088  
[stephen.woelfel@colliers.com](mailto:stephen.woelfel@colliers.com)