



Ranked in Top 50  
Commercial Firms in U.S.

# FOR LEASE

252 Hartford Ave, Newington, CT 06111

3,000± SF SECOND FLOOR OFFICE SPACE

**LEASE RATE: \$1,500/MONTH Gross + Utilities**

## HIGHLIGHTS

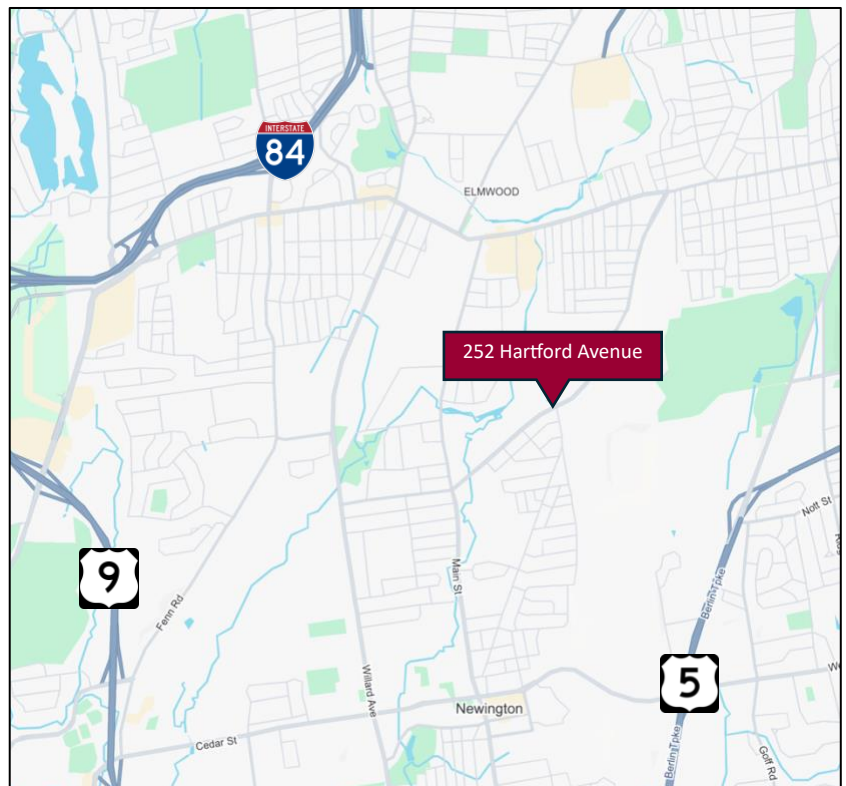
- Second Floor Office Space
- Freshly Painted
- *Landlord to provide Tenant's choice of floor covering upon lease signing*
- Can be Subdivided to 1,500 SF
- 2 Kitchen Areas
- 2 Bathrooms

## CONTACTS

**Thomas Wilks**

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

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Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.





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**252 Hartford Ave, Newington, CT 06111**

**3,000± SF SECOND FLOOR OFFICE SPACE**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 9,533± SF

**AVAILABLE:** 3,000± SF (Second Floor)

**# OF FLOORS:** 2

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Gable, Shingles

**YEAR BUILT:** 1971

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central AC

**HEAT:** Forced Hot Air

**SPRINKLERED:** TBD

## SITE INFORMATION

**SITE AREA:** 0.95± Acre

**ZONING:** PD

**PARKING:** 70 Surface Spaces

**SIGNAGE:** Monument, On Building

**VISIBILITY:** Excellent on Hartford Ave

**HWY ACCESS:** Route 9, Route 5, I-84

**TRAFFIC COUNT:** 8,200± ADT

## UTILITIES

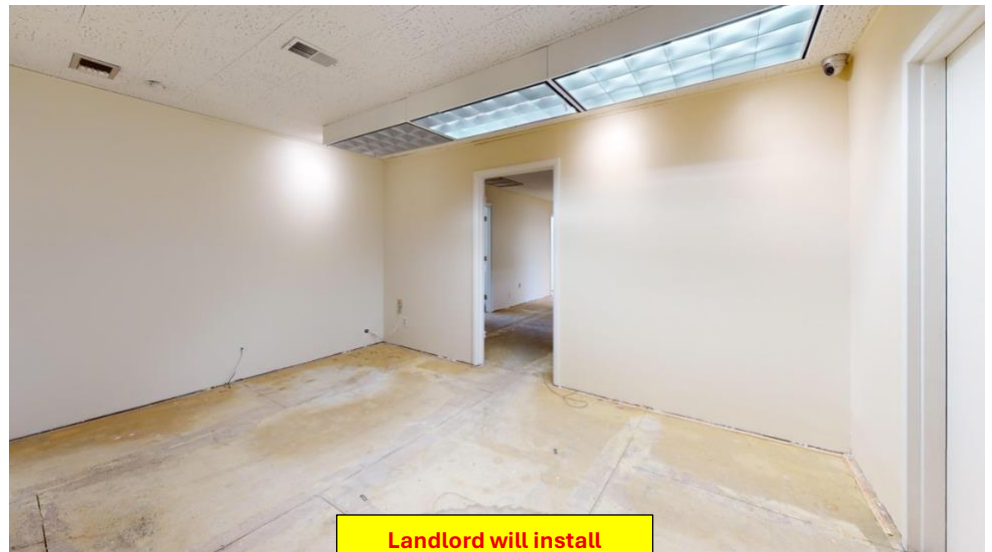
**SEWER:** MDC

**WATER:** MDC

**GAS:** Yes

## COMMENTS

This 3,000 +/- square foot office space offers a flexible and functional layout, ideal for a variety of business uses. Located on the second floor, the space features 8 private offices, 2 kitchen areas, 2 bathrooms, and both front and rear stairwells for easy access. Additional storage closets provide extra convenience. Ample parking is available for both employees and customers, making this an ideal setup for a growing business.



**Landlord will install  
floors for the new tenant**



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