



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Stratford Medical Arts Center, 2876-2890 Main Street, Stratford, CT 06614
Medical / Office Space Ranging from 1,700± SF up to 5,676± SF Contiguous

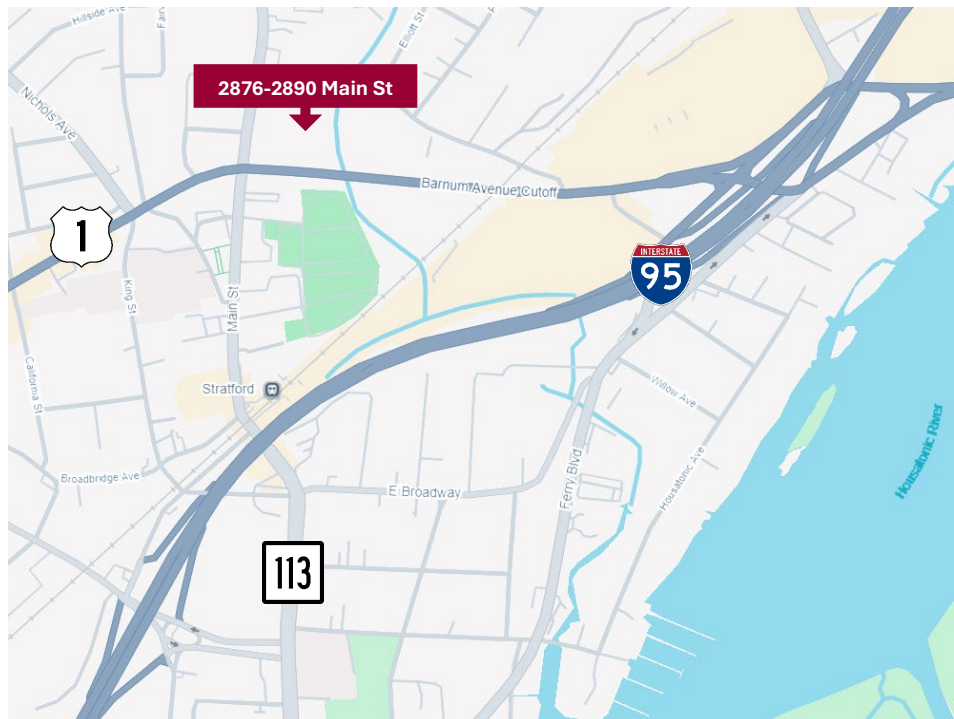
LEASE RATE \$27/SF Modified Gross + Utilities & Interior Cleaning

HIGHLIGHTS

- 31,184± SF Medical/Office Building
- Building Renovated in 2014
- 4 Suites Available Ranging from 1,700± SF up to 5,676± SF Contiguous
- 117 Parking Spaces, 4.33/1,000 Ratio
- Traffic (ADT): 17,900± Vehicles per Day
- Zoning: CA – Retail Commercial A District
- Just Off I-95 at Exit 33
- High Concentration of Medical Uses in Area

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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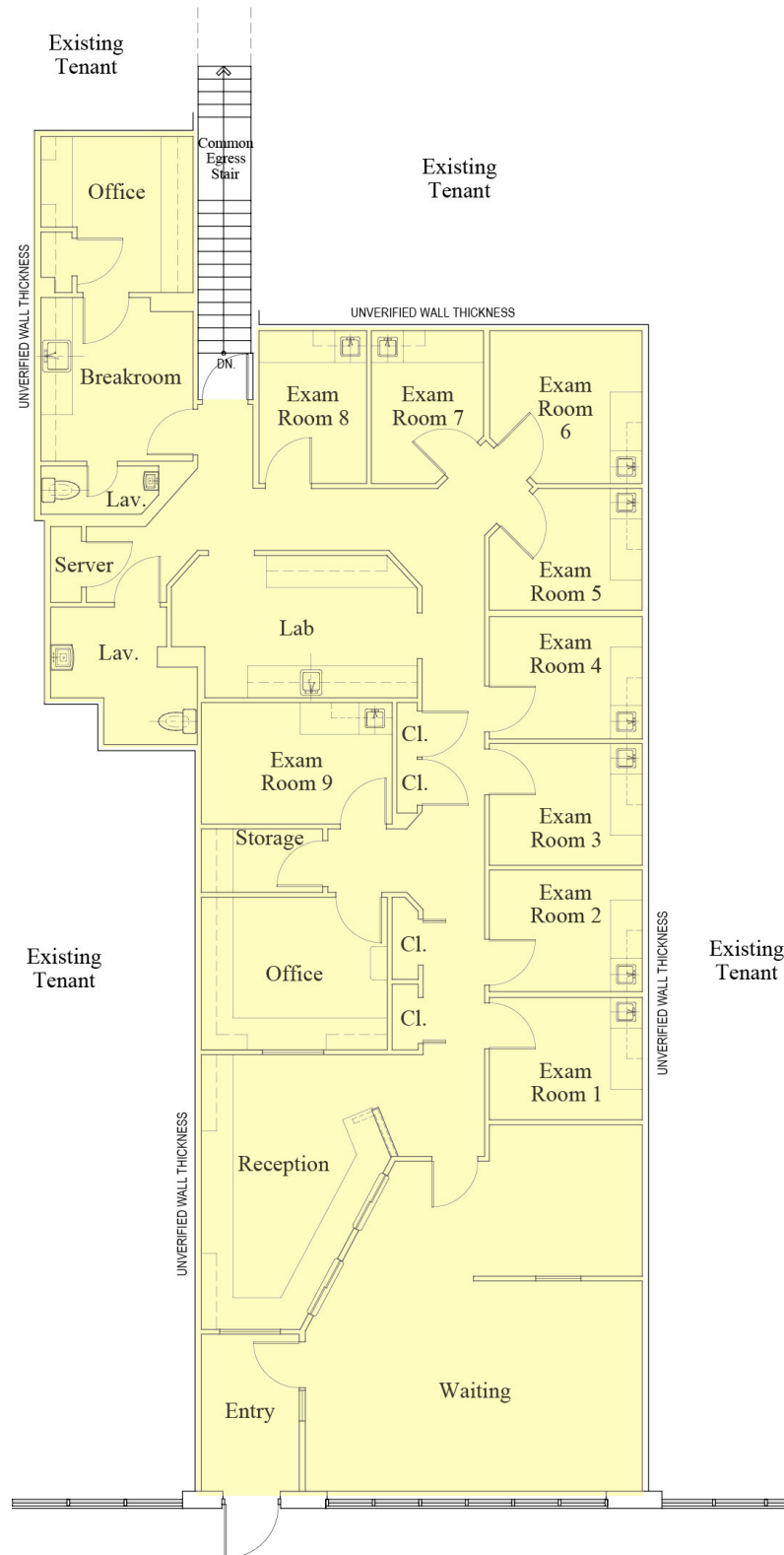
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LEASE RATE: \$27/SF Modified Gross + Utilities

2876-2890 Main Street, Stratford

4 Suites Available Ranging from 1,700± SF up to 5,676± SF

First Floor – Suite 101 - 3,000± SF Available



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LEASE RATE: \$27/SF Modified Gross + Utilities

2876-2890 Main Street, Stratford

4 Suites Available Ranging from 1,700± SF up to 5,676± SF

FOR LEASE



Second Floor – 3 Suites Available – 5,676± SF Contiguous

Suite 203 - 1,700± SF

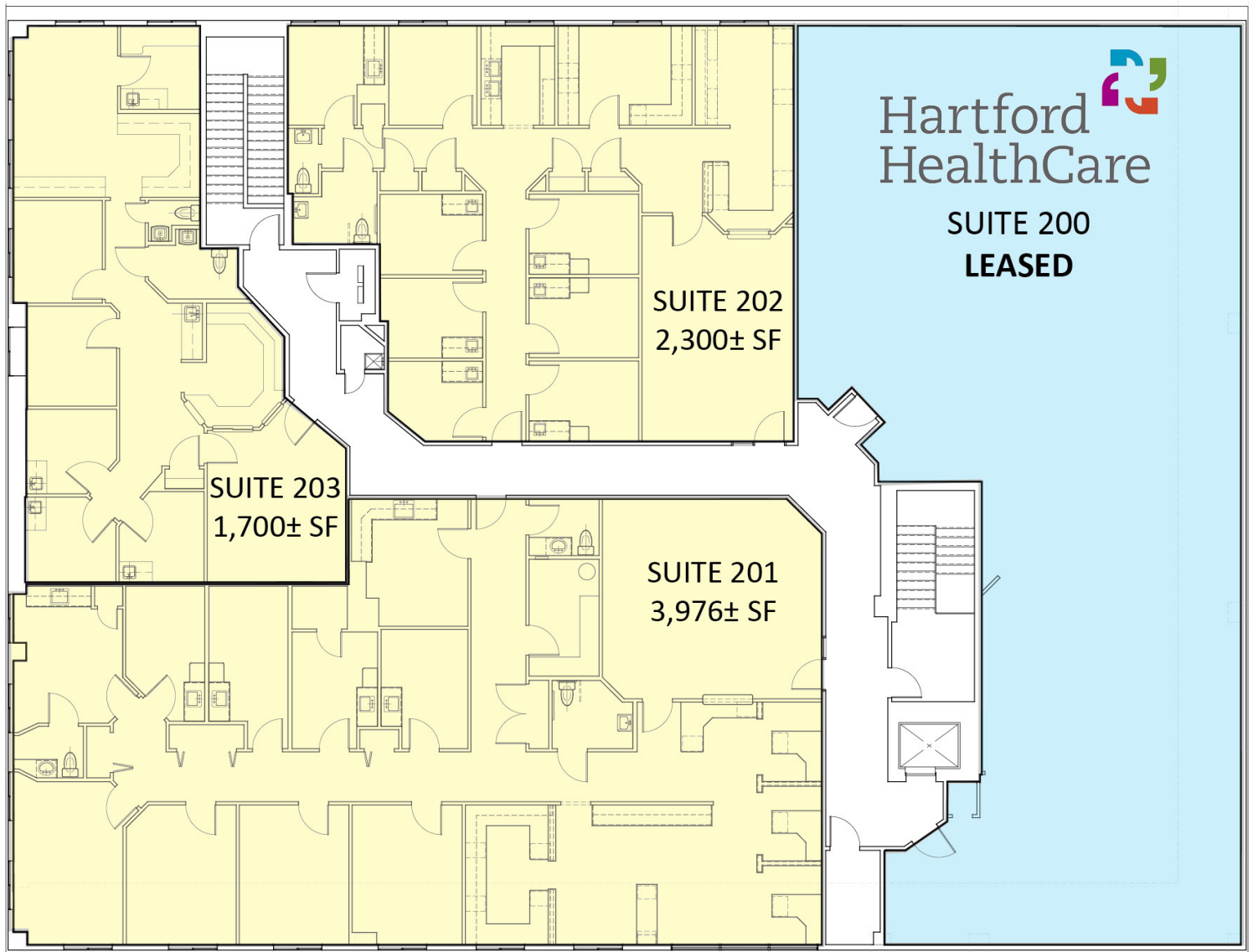
Suite 202 - 2,300± SF

Suite 201 - 3,976± SF

Suite 203



Virtual Tour



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FOR LEASE

LEASE RATE: \$27/SF Modified Gross + Utilities

2876-2890 Main Street, Stratford

4 Suites Available Ranging from 1,700± SF up to 5,676± SF

BUILDING INFORMATION

GROSS BLDG AREA: 31,184± SF

AVAILABLE AREA: 10,976± SF – 4 Suites

WILL SUBDIVIDE TO: 1,700± SF – Suite 203

MAX CONTIGUOUS SF: 5,676± SF – 2nd Floor

OF FLOORS: 2

CEILING HEIGHT: 9'

CONSTRUCTION: Masonry

ROOF TYPE: Flat

YEAR BUILT: 1963/2014

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas

SPRINKLERED: Yes, Wet

ELEVATORS: 1

SITE INFORMATION

SITE AREA: 1.95 Acres

ZONING: CA – Retail Commercial A District

PARKING: 117 Spaces, 4.33/1000

SIGNAGE: On-Building

VISIBILITY: Excellent

FRONTAGE: 151'

HWY ACCESS: I-95 via Exit 33

TRAFFIC COUNT: 17,900± ADT – Main St

UTILITIES

SEWER/WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$3,595,900

MILL RATE: 37.73

TAXES: \$122,458.42 (\$3.92/SF) thru Jan 2027

EXPENSES

RE TAXES:	☐ Tenant ☒ Landlord
UTILITIES:	☒ Tenant ☐ Landlord
INSURANCE:	☐ Tenant ☒ Landlord
MAINTENANCE:	☐ Tenant ☒ Landlord
JANITORIAL:	☒ Tenant ☐ Landlord

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