

FOR LEASE | 2,030± SF Office/Medical Suites Available CLASS "B" PROFESSIONAL OFFICE BUILDING RIGHT OFF RT. 99

78 Beaver Road, Wethersfield, CT 06109

LEASE RATE: \$16.00/SF Gross plus janitorial

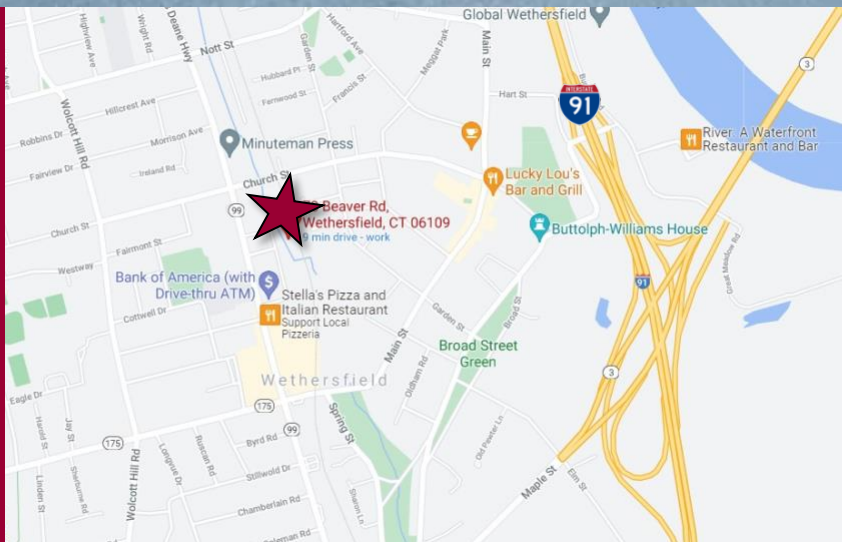


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 17,760± SF Building
- 2 Stories
- 1 Suite Available
- Suite 1A | 2,030± SF
- 4.8/1000 parking ratio
- Directory signage
- 1.5 miles to I-91, Exit 25S to Rt. 3
- Many area amenities

For more information contact: **Robert Gaucher** | 860.761.6007 | bgaucher@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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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BUILDING INFORMATION

GROSS BLD. AREA 17,760± SF
 AVAILABLE AREA 2,030± SF
 MAX CONTIGUOUS AREA 2,030± SF
 WILL SUBDIVIDE TO 2,030± SF
 NUMBER OF FLOORS 2 floors
 FLOOR PLATE 8,880± SF
 CORE FACTOR 15%
 CONSTRUCTION Wood Frame/Brick Exterior
 ROOF TYPE Gable/Hip Asphalt Shingle
 YEAR BUILT 1988

SITE INFORMATION

SITE AREA 2.13 acres
 ZONING GB
 PARKING 85 spaces, 4.8/1000
 SIGNAGE Directory
 HWY.ACCESS 1.5 miles to I-91 Exit 25

UTILITIES

SEWER Municipal
 WATER Municipal
 GAS Yes

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
 TYPE OF HEAT Gas forced air
 SPRINKLERED Wet
 ELEVATOR(S) 1 passenger

COMMENTS Easy access to highways and local retail. Building is owner occupied and well maintained.

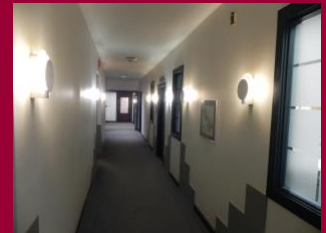
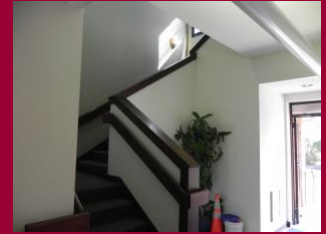
DIRECTIONS I-91 to Exit 25S, Rt. 3; north on Silas Deane Highway (Rt. 99); right on Beaver Road.

1st Floor – 2,030± SF Available



Property Highlights

- 1 Suite Available
- Suite 1A | 2,030± SF
- 4.8/1000 parking ratio
- Directory signage
- 1.5 miles to I-91, Exit 25S to Rt. 3
- Many area amenities
 - Shopping
 - Banking
 - Dining



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