



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

912 Silas Deane Highway, Wethersfield, CT 06109
Suite 100 1,674± SF | Suite 118 2,522± SF Office Space

LEASE RATE \$17.00/SF Gross plus Janitorial

HIGHLIGHTS

- Office Space: 1,674± SF & 2,522± SF
- 2 levels both at grade
- Marble lobby
- 4/1000 parking ratio
- Traffic: 23,000 ADT
- Zoning: RC
- I-91 Exit 25S to Rt. 3

CONTACT

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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

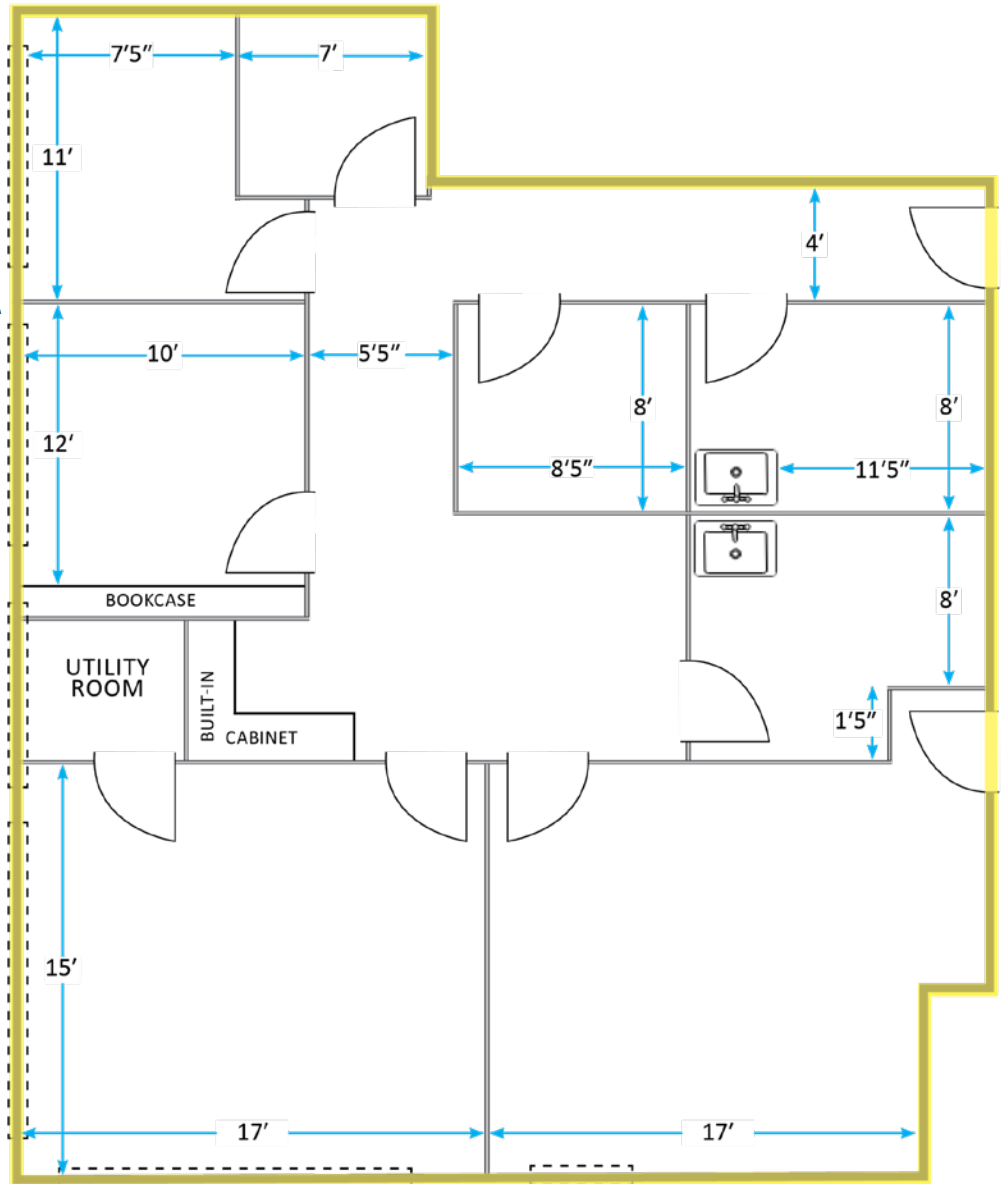
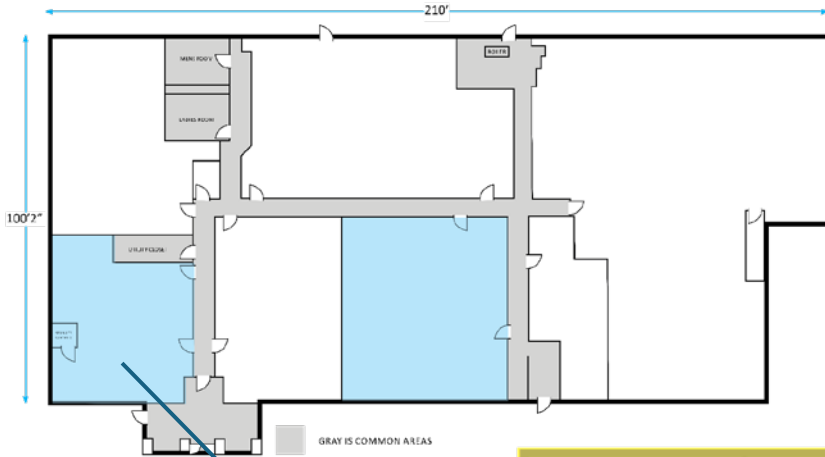
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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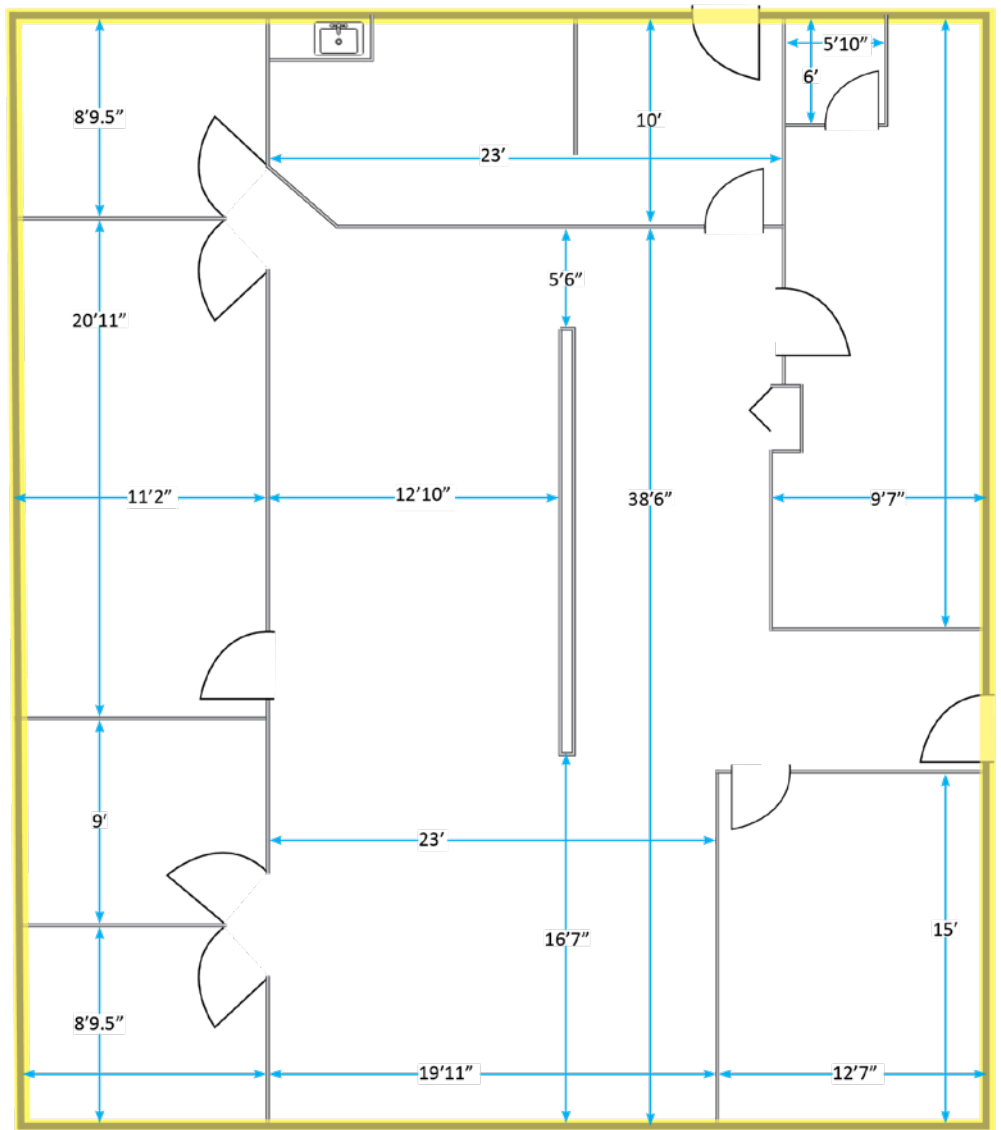
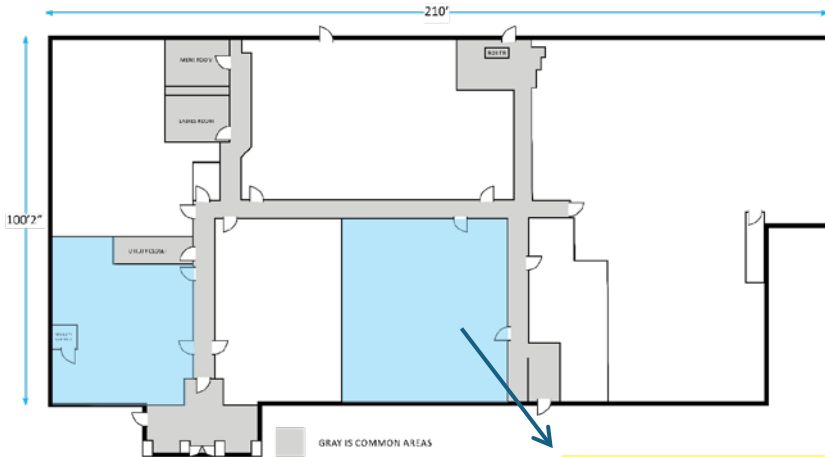
1st Floor | Suite 100 | 1,674± SF Available



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1st Floor | Suite 118 | 2,522± SF Available



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BUILDING INFORMATION

GROSS BLD. AREA: 26,334± SF
AVAILABLE AREA:
 Suite 100: 1,674± SF
 Suite 118: 2,522± SF
OF FLOORS: 2 floors, both at grade
CONSTRUCTION: Concrete block & brick
ROOF TYPE: Built-up
YEAR BUILT: 1961, renovated 1984, 1995

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas forced air
SPRINKLERED: Full
ELECTRIC/POWER: 800 amps, 3 phase
ELEVATORS: None
LIGHTING: Parabolic

SITE INFORMATION

SITE AREA: 1.45 acres
ZONING: RC
PARKING: 106 spaces (4/1000)
SIGNAGE: Monument
VISIBILITY: Excellent
HWY ACCESS: Rt. 3, 1± mile to I-91
TRAFFIC COUNT: 23,000 ADT

UTILITIES

SEWER/WATER: City
GAS: CNG

TAXES

ASSESSMENT: \$1,474,890
MILL RATE: Town: 40.56, District 0.66
TAXES: \$56,074.24 (\$2.13/SF)

EXPENSES

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

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