

FOR SALE | 51,941± SF Professional Office Building on 4.61± acres
47% Leased Class "A" Office Minutes from Downtown Hartford with easy access off of I-91
200 Day Hill Road, Windsor, CT 06095
Sale Price: \$3,100,000 | Offering Memorandum Available



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 3-story Professional Office Building with flexible floor plans
- 51,941± Rentable Square Feet built in 1986
- Located on 4.61 acres in the I Zone
- Fully Furnished Suites Available
- 195 parking spaces with direct access to the building
- Convenient Highway access, 1/3 mile to I-91 Exit 38
- On-site fitness facility with showers
- Common conference room
- Large training room available with catering kitchen attached (seats up to 75+ people)
- 2-Story atrium with cherry-paneled walls & granite flooring
- Back-up generator with full building power

**STAY UP TO DATE ON
OUR LISTINGS!**

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email notifications.



For more information contact:

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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
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BUILDING INFORMATION

RENTABLE BLDG. AREA	51,941± SF
AVAILABLE AREA	27,960± SF
MAX CONTIGUOUS AREA	1 full floor (15,361± SF)
WILL SUBDIVIDE TO	1,800± SF
NUMBER OF FLOORS	3
CLASS	A
CORE FACTOR	21%
CONSTRUCTION	Concrete Block
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1986, renovated multiple times

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Forced Air
SPRINKLERED	Yes
ELEVATOR(S)	2 passenger
ELECTRIC	2,000 amps, 3 Phase
GENERATOR	Full building power

COMMENTS Modern Class "A" office property situated in a corporate campus setting with immediate access to I-91. Many amenities including Back-up generator with full building power, on-site common conference room and fitness facility with showers, and a large training room with catering kitchen that seats up to 75+ people. Building has a 2-story atrium with cherry paneled walls and granite floors. Fully Furnished Suites Available.

DIRECTIONS I-91 N Exit 38, right on Rt. 75 to Day Hill Rd. exit, & follow to Property on right in 0.8 mile.

SITE INFORMATION

SITE AREA	4.61 acres
ZONING	I1
PARKING	195 parking spaces
SIGNAGE/VISIBILITY	Monument on Day Hill Rd
FRONTAGE	629 ft on Day Hill Rd
HWY.ACCESS	I-91 Exit 38
TRAFFIC COUNT	17,153 ADT

UTILITIES

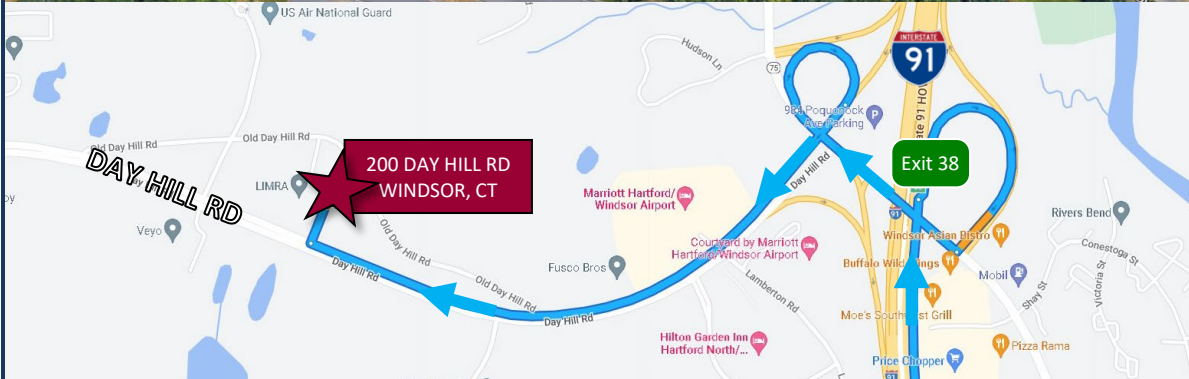
SEWER/WATER	City
GAS	Yes

TAXES

ASSESSMENT	\$1,601,810
MILL RATE	30.32
TAXES	\$48,566.88

Property Highlights

- 27,960± SF Available
- FREE on-site fitness facility & common conference room
- Large training room available (seats up to 75+ people)
- 2-Story atrium with Cherry-paneled walls & granite flooring
- Back-up generator with full building power
- 195 parking spaces
- High Traffic 17,153 ADT
- Many area amenities
 - Shopping
 - Banking
 - Dining



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FIND US ON



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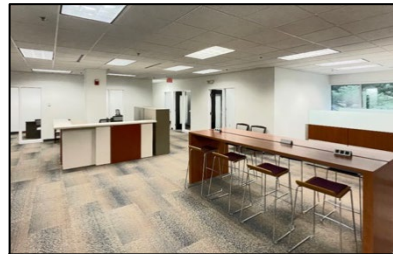
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FULLY FURNISHED SUITES AVAILABLE



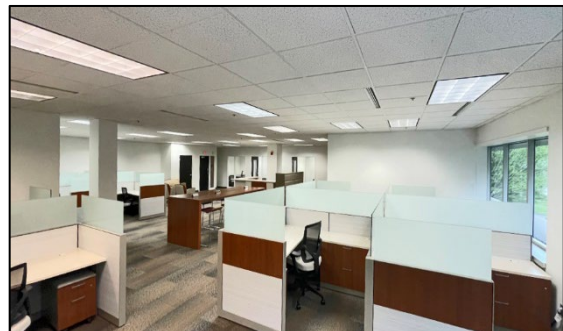
FURNISHED SUITE CONFERENCE ROOM



FURNISHED SUITE SAMPLE FINISHES

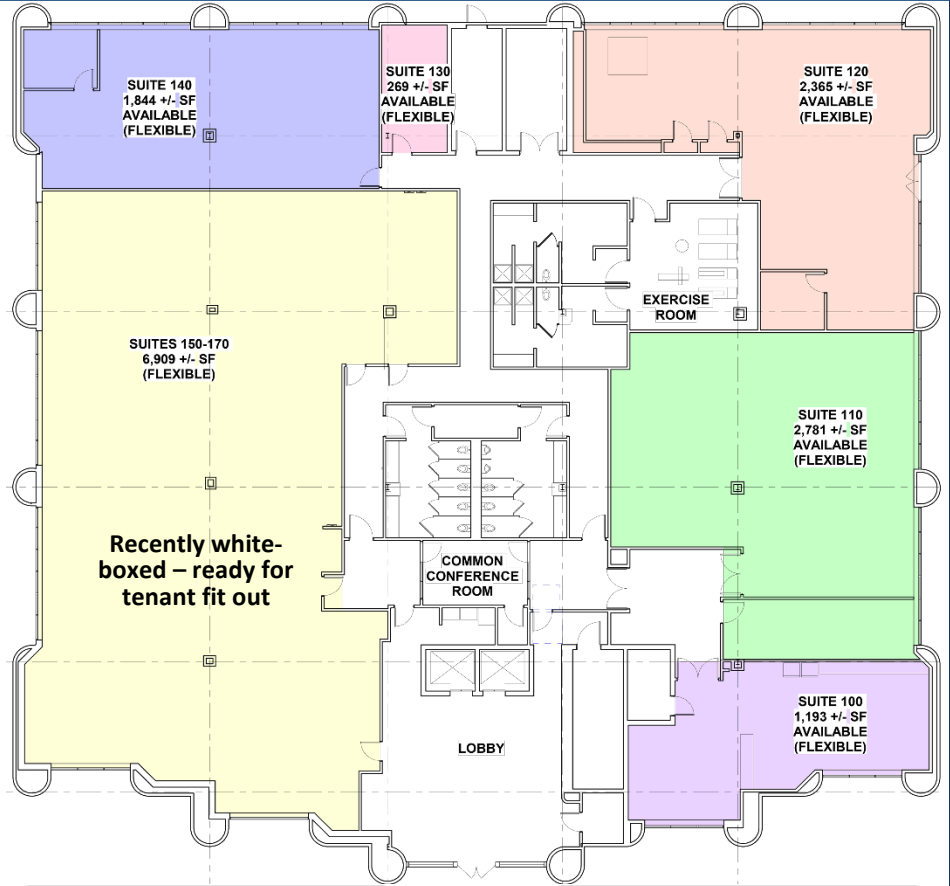


FURNISHED SUITE PRIVATE OFFICE

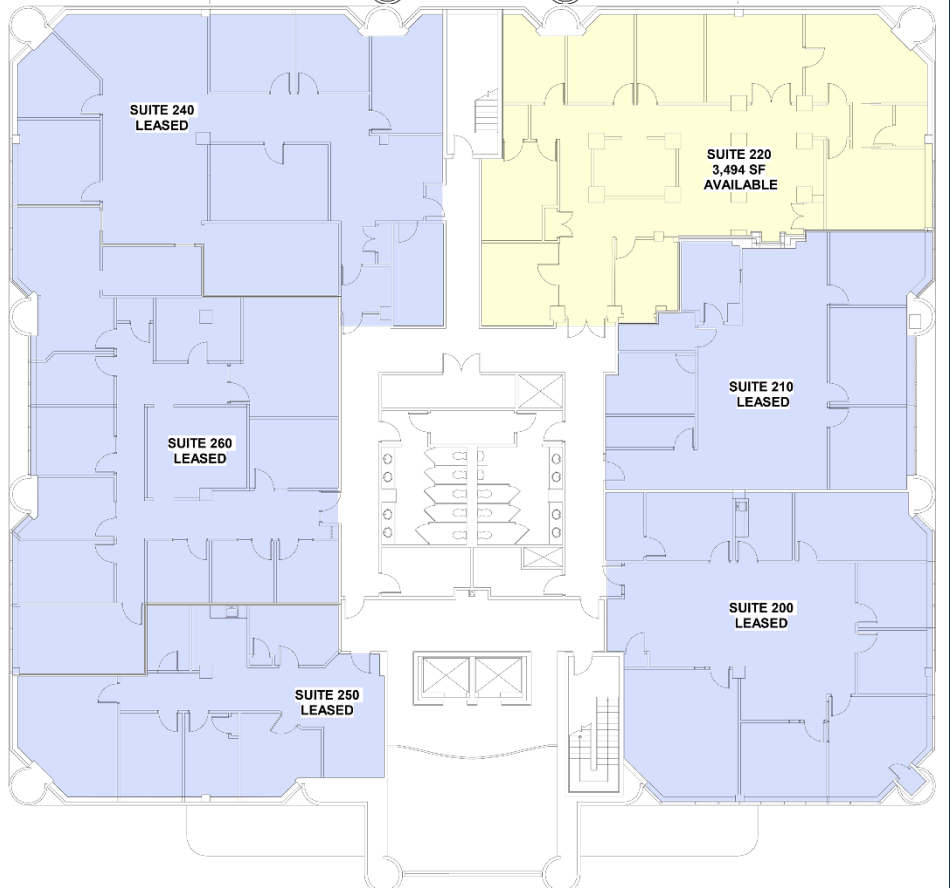


FURNISHED SUITE WORKSTATIONS

1st Floor
Up to
15,361± SF
AVAILABLE

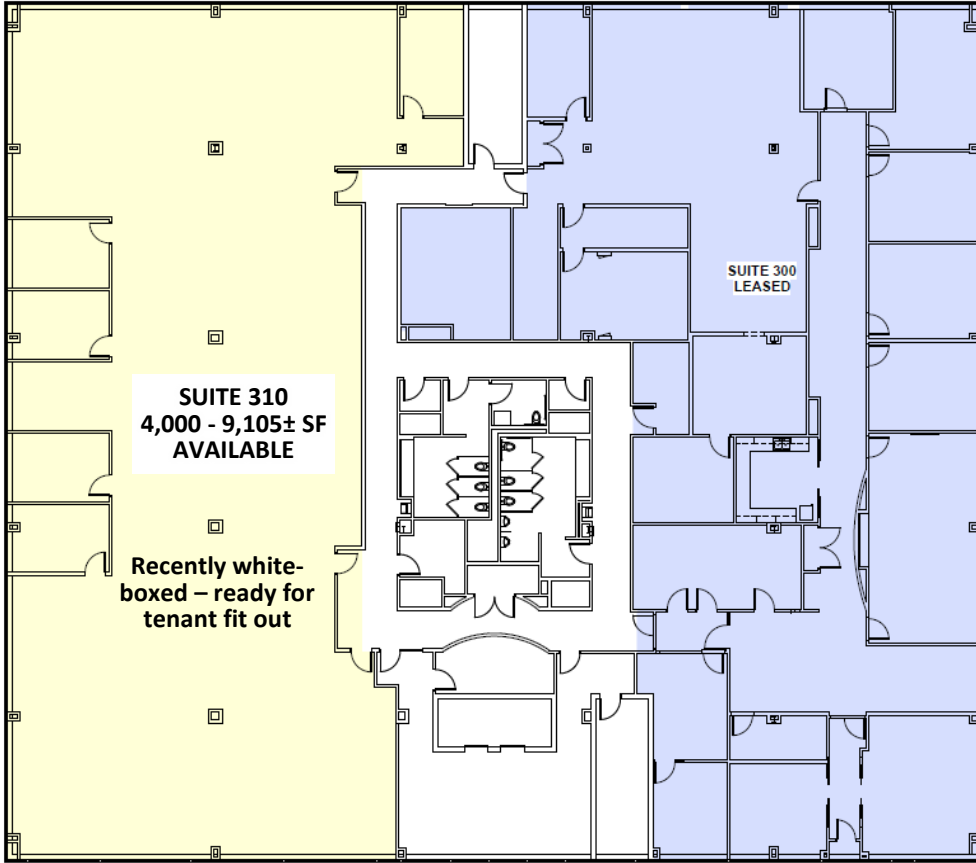


2nd Floor
3,494± SF
AVAILABLE



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3rd Floor
Up to
9,105± SF
AVAILABLE
Divisible
to 4,000 SF



THIRD FLOOR ELEVATOR LOBBY



COMMON CONFERENCE ROOM



FREE FITNESS FACILITY WITH SHOWERS



FULL BUILDING POWER BACK-UP GENERATOR



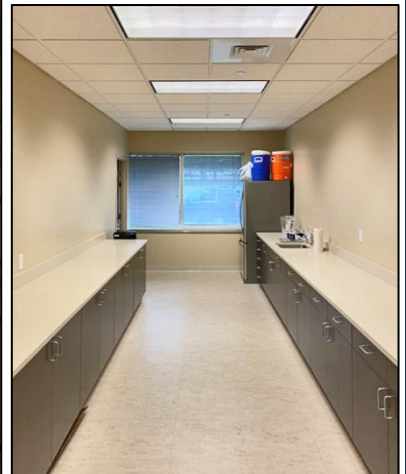
CAFETERIA



LARGE TRAINING ROOM (fits up to 75+ people)



2 STORY ATRIUM & LOBBY



TRAINING ROOM CATERING KITCHEN

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