

**2,600 SF +/- in Farmington Valley's  
Most Popular Medical Corridor**

## **MEDICAL OFFICE SPACE FOR LEASE**

**34 Dale Road**

**34 Dale Road, Avon, CT 06001**

**Rob Montesi, SIOR**

**t: 860.866.7572**

**e: [RMontesi@gomanyork.com](mailto:RMontesi@gomanyork.com)**

Goman + York Property Advisors, LLC | East Hartford, CT | [WWW.GOMANYORK.COM](http://WWW.GOMANYORK.COM)







## PROPERTY DESCRIPTION

Goman+York Property Advisors is pleased to offer in Avon, CT, a fully built-out medical office suite available for lease:

This is a virtually turn-key 2,605 RSF +/- medical office suite available for occupancy in March, 2025. It features 6-7 exam rooms with sinks, 2 consults, a private office, waiting & admin, nurses' station/lab, kitchenette, 2 private restrooms, and storage. The suite is currently in use as a pediatrics practice.

The 24,624 square foot medical office building is located off of route 44 in Avon, Connecticut, conveniently located in the heart of the Farmington Valley, with close proximity to The Shoppes at Farmington Valley, Simsbury Commons and Avon Marketplace. 34 Dale Road is located directly off of Routes 44 and 167, at the junction of the Avon, Simsbury and Canton town lines.

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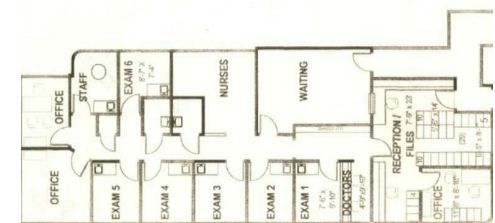
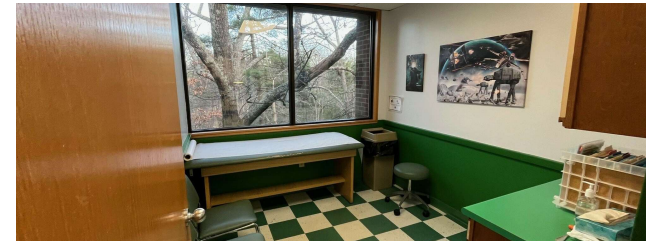
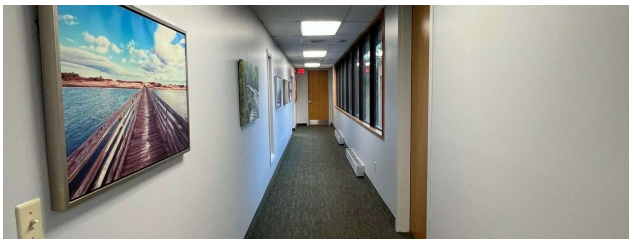
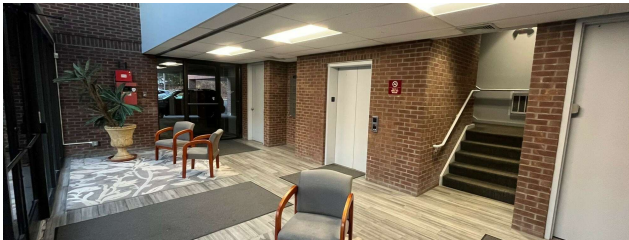
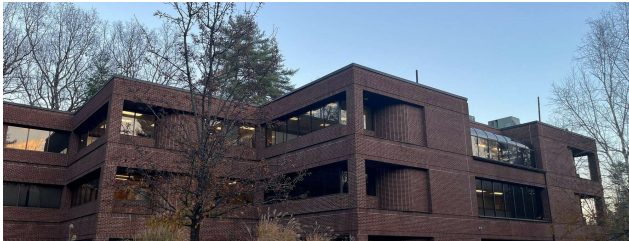
## PROPERTY HIGHLIGHTS

- Excellent referral base in building and immediate surrounding area
- Elevator
- Parking: 93 spaces, some are covered with elevator access from garage area
- Asking Rate: Negotiable. Structure is Gross + Janitorial.
- Landlord willing to contribute to suite updates



## Suite 205 Photos with Current Space Plan

302 West Main Street, Avon, CT 06001



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## Area Retailer and Amenities Map

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