



Available Unit

FOR LEASE

2,425± SF MEDICAL OFFICE SUITE AVAILABLE

375 Willard Avenue, Newington, CT 06111

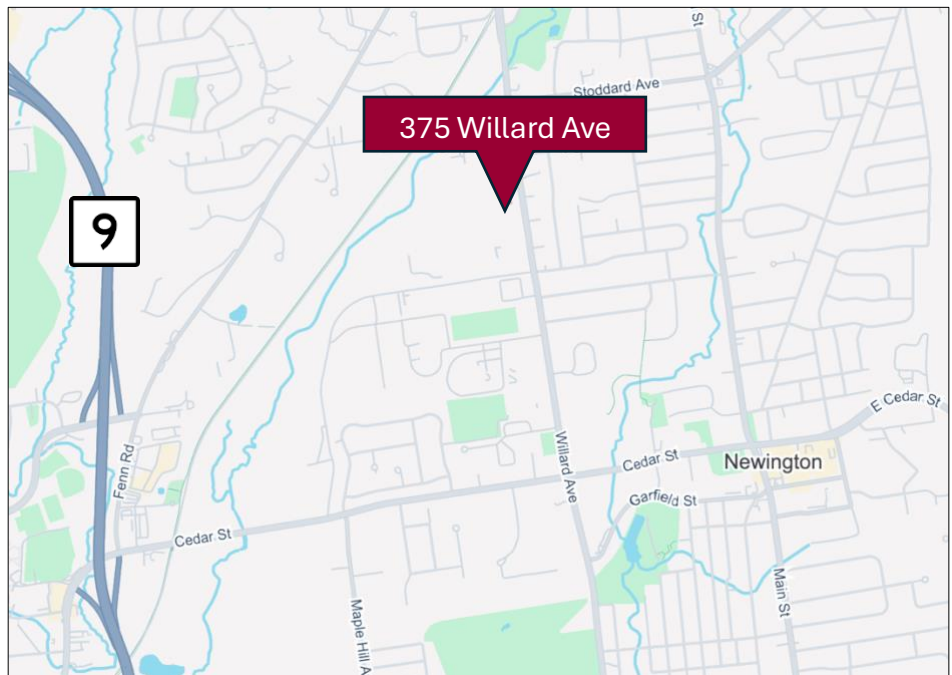
LEASE RATE: Call for Details

HIGHLIGHTS

- 2,425± SF Medical Office Suite Available – *Move-In Condition*
- 31,263± SF Prime Medical Building in Newington
- 2 Mile Population – 32,828±
- 5 Mile Population – 267,330±
- High Visibility on Willard Ave
- High Traffic: 15,000± ADT
- Easy Access to Route 9, I-84, and Route 5/15

CONTACT

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WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

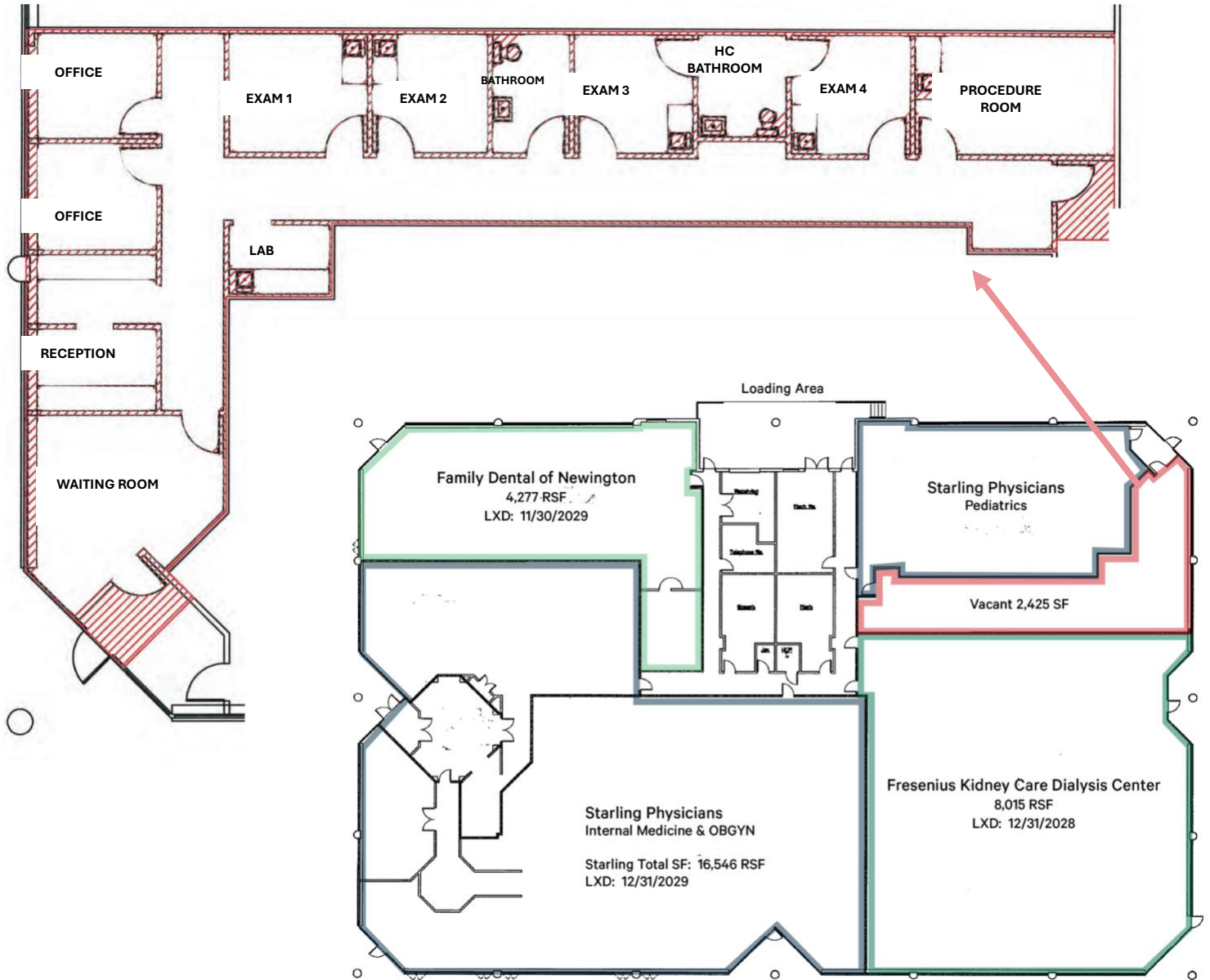
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BUILDING INFORMATION

AVAILABLE AREA: 2,425± SF

GROSS BLD. AREA: 31,263± SF

NUMBER OF FLOORS: 1

CONSTRUCTION: Steel Frame/Masonry

ROOF TYPE: Single-Ply Membrane

YEAR BUILT: 1986

SITE INFORMATION

SITE AREA: 3.06± Acres

ZONING: CD

PARKING: 146 Surface Spaces

SIGNAGE: Directory, & On-Building

VISIBILITY: Excellent on Willard Ave

HWY ACCESS: Rt. 9, I-84

TRAFFIC COUNT: 13,300± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Forced Hot Air

POWER: 480/277 volt, 3-phase, 4-wire,
1,200 amps

SPRINKLERED: 100%, Wet System

UTILITIES

SEWER: MDC

WATER: MDC

GAS: CNG

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord

UTILITIES ☒ Tenant ☐ Landlord

INSURANCE ☒ Tenant ☐ Landlord

MAINTENANCE ☒ Tenant ☐ Landlord

JANITORIAL ☒ Tenant ☐ Landlord

Taxes/SF: \$5.83/SF estimated



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