



# FOR LEASE

**Crossroads, 196 Waterford Parkway South, Waterford, CT**

**CLASS "A" MEDICAL OFFICE SUITES RANGING FROM 1,703± SF UP TO 30,700± SF**

**LEASE RATE: Pricing upon request**

## HIGHLIGHTS

- 70,000± SF Class "A" Medical Office Bldg
- Up to 30,700± SF available across 3 Floors
- Flexible Floor Plans for Variety of Specialties
- 2 Passenger Elevators
- Well Maintained Common Areas
- 15.56 acres | 4.3/1000 – 300 Spaces
- Directly off I-95 Exit 81

## CONTACT

Will Braun    
(203) 804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

Rich Lee  
(203) 643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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](mailto:rlee@orlcommercial.com) | License: REB.0758300

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CROSSROADS, 196 Waterford Parkway South, Waterford

Multiple Medical Office Suites Available

## BUILDING INFORMATION

**GROSS BLDG AREA:** 70,000± SF

**AVAILABLE AREA:** 30,700± SF Total

1<sup>st</sup> Fl: Ste 101: 1,703± SF

2<sup>nd</sup> Fl: Ste 200: 14,621± SF

3<sup>rd</sup> Fl: 14,377± SF Contiguous

Ste 301: 1,906± SF, Ste 302: 1,953± SF

Ste 303: 5,932± SF, Ste 304: 4,586± SF

**WILL SUBDIVIDE TO:** 1,703± SF

**# OF FLOORS:** 3 Floors

**CONSTRUCTION:** Brick Veneer, Steel Frame

**ROOF TYPE:** Flat

**YEAR BUILT:** 2005

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central

**HEAT:** Gas, Forced Air

**SPRINKLERED:** 100% ESFR

**ELEVATORS:** 2

## SITE INFORMATION

**SITE AREA:** 15.56 acres

**ZONING:** IP-1

**PARKING:** 300 surface spaces, 4.3/1000

**SIGNAGE:** Directory

**HWY ACCESS:** I-95 Exit 81

## UTILITIES

**SEWER/WATER:** City    **GAS:** Yes



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