

# FOR LEASE | MULTIPLE OFFICE SUITES

## FULL FLOOR COULD BE MADE AVAILABLE

321 Main Street, Farmington, CT 06032

FULL FLOOR LEASE RATE: \$16/SF FULL SERVICE GROSS

INDIVIDUAL SUITE STARTING LEASE RATE: \$500/MO

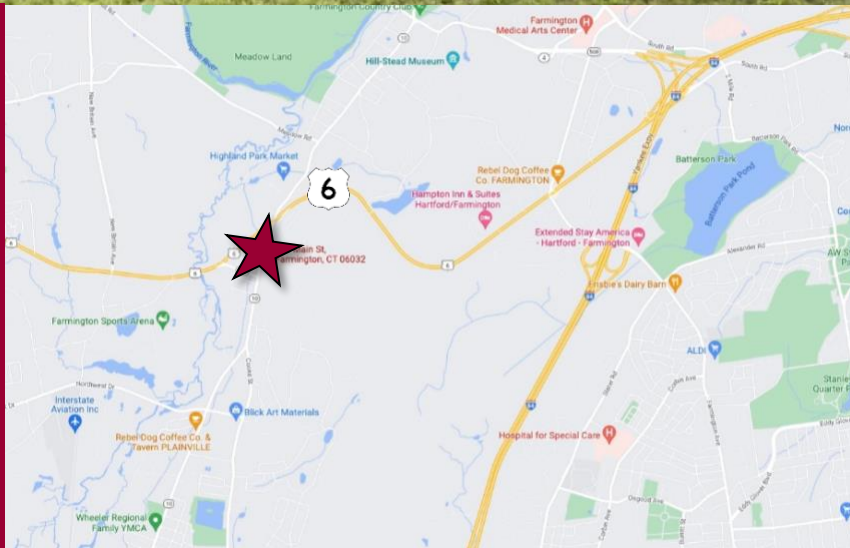


Ranked in Top 50  
Commercial Firms in U.S.



### STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below  
with the camera on your  
smart phone to sign-up for  
email notifications.



### Property Highlights

- Available Office Suites
  - 1<sup>st</sup> Floor
    - 225± SF
  - 2<sup>nd</sup> Floor
    - 120± SF
    - 135± SF
    - 165± SF
    - 385± SF
- Ample Parking
- 2 Stories
- 3.16 Acres
- Zoning: R40
- Excellent Visibility
- Traffic: 13,100 ADT

For more information contact: Thomas Wilks | 860-761-6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# FOR LEASE | MULTIPLE OFFICE SUITES

## FULL FLOOR COULD BE MADE AVAILABLE

321 Main Street, Farmington, CT 06032

FULL FLOOR LEASE RATE: \$16/SF FULL SERVICE GROSS

INDIVIDUAL SUITE STARTING LEASE RATE: \$500/MO



Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLD. AREA 6,900± SF  
AVAILABLE AREA 1<sup>st</sup> Fl: 225± SF  
2<sup>nd</sup> Fl: 120± SF, 135± SF,  
165± SF, 385± SF  
NUMBER OF FLOORS 2  
FLOOR PLATE 3,450± SF  
CONSTRUCTION Wood Joist/Vinyl Siding  
ROOF TYPE Arch Shingles  
YEAR BUILT 1985

### SITE INFORMATION

SITE AREA 3.16 Acres  
ZONING R40  
PARKING Ample  
SIGNAGE Directory  
VISIBILITY Excellent  
HWY.ACCESS Route 6  
TRAFFIC COUNT 13,100 ADT

### UTILITIES

SEWER City  
WATER City  
GAS Yes

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Hot Air  
SPRINKLERED 100% Wet

### EXPENSES

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

**COMMENTS** Full floor could be made available. Perfect for small office users.

**DIRECTIONS** I-84 Exit 38, Straight on Rt. 6, Left on Rt. 552, Left on Rt. 10 N. Property will be on right.



### Property Highlights

- Available Office Suites
  - 1<sup>st</sup> Floor
    - 225± SF
  - 2<sup>nd</sup> Floor
    - 120± SF
    - 135± SF
    - 165± SF
    - 385± SF
- Ample Parking
- 2 Stories
- 3.16 Acres
- Zoning: R40
- Excellent Visibility
- Traffic: 13,100 ADT
- Route 6
- Many area amenities
  - Shopping
  - Banking
  - Dining

Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: Thomas Wilks | 860-761-6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.