

# FOR LEASE | Up to 2,473± SF MEDICAL OFFICE SPACE

## ROCKY HILL MEDICAL ARTS BUILDING TURNKEY SPACE

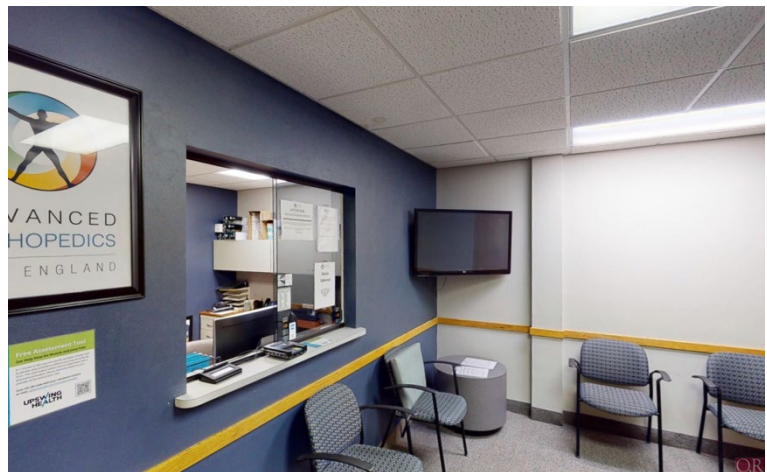
506 Cromwell Avenue, Rocky Hill, CT 06067

LEASE RATE: \$13.50/SF NNN



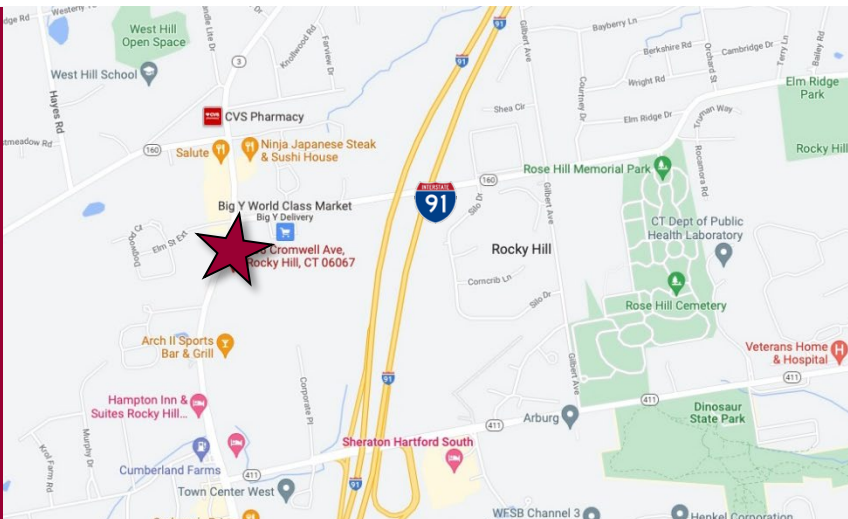
Ranked in Top 50  
Commercial Firms in U.S.

**Virtual Tour**



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### Property Highlights

- Up to 2,473± SF Available
- 2 Stories
- 3 Patient Rooms
- Waiting Room
- Admin Office
- Reception Area
- Signage: Directory
- 4/1000 Parking Ratio
- Zoning: C
- I-91, Exit 23
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com) or Jay Morris | 860-721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@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  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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### BUILDING INFORMATION

GROSS BLD. AREA 12,262± SF  
 AVAILABLE AREA Suite 101: 1,190± SF  
 Suite 102: 1,283± SF  
 MAX CONTIGUOUS AREA 2,473± SF  
 WILL SUBDIVIDE TO 1,283± SF  
 NUMBER OF FLOORS 2  
 CONSTRUCTION Wood Frame  
 ROOF TYPE Asphalt Shingle  
 YEAR BUILT 1989

### SITE INFORMATION

SITE AREA 0.91± Acre  
 ZONING C  
 PARKING 4/1000 parking ratio  
 SIGNAGE Directory  
 HWY.ACCESS I-91, Exit 23

### UTILITIES

SEWER Public  
 WATER Public  
 GAS Public

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Hot Air  
 SPRINKLERED None  
 ELEVATOR(S) None

### EXPENSES

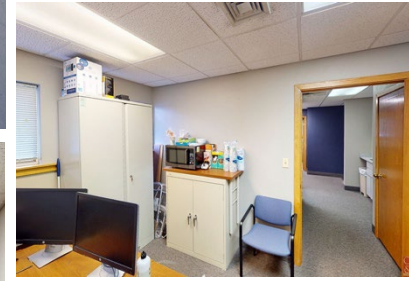
RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  Landlord  
 EXPENSES \$11.03/SF

**COMMENTS** 2,473± SF Turnkey medical space with multiple patient rooms, waiting room, X-ray room, nurse's station, admin office and reception. Additional free parking next door if needed.

**DIRECTIONS** I-91 S to Exit 23. Right onto West Street. Right onto Cromwell Avenue.

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- Zoning: C
- I-91, Exit 23
- Many area amenities
  - Shopping
  - Banking
  - Dining



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FIND US ON



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