



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

2080 Silas Deane Hwy, Rocky Hill, CT 06067  
4,272± SF (can be split in half) available on 2<sup>nd</sup> Floor

**LEASE RATE: \$18.50/SF Gross plus janitorial**

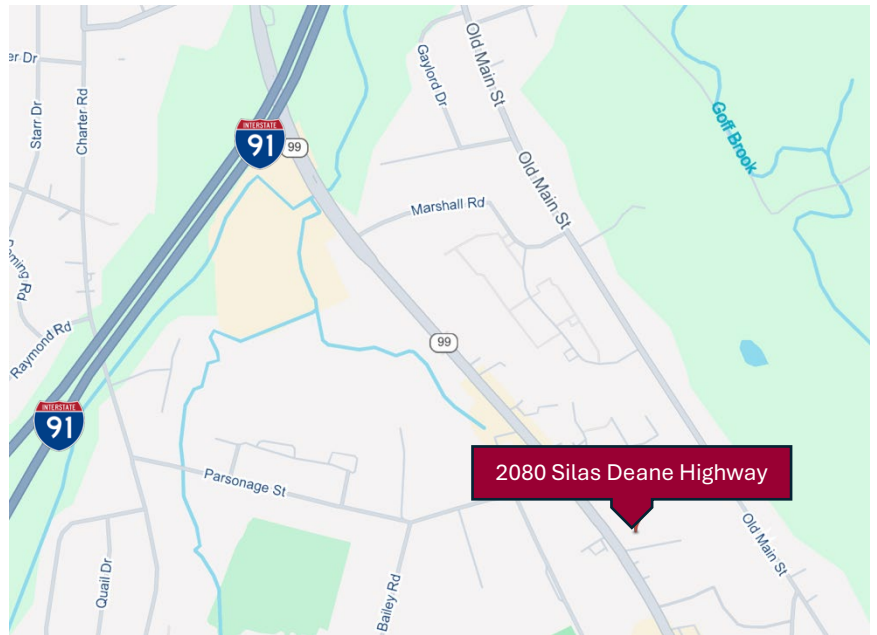
## HIGHLIGHTS

- Premier office, excellent visibility on Rt. 99
- Fully Furnished Suite, Like New
- 140 parking spaces
- Common area recently renovated
- Fire system monitored 24/7
- 2 passenger elevators
- Easy Access to I-91, Exit 24
- Many area amenities

## CONTACTS

**Robert Gaucher** | (860) 761-6007  
[bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

**Jay L. Morris** | (860) 721-0033  
[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)



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

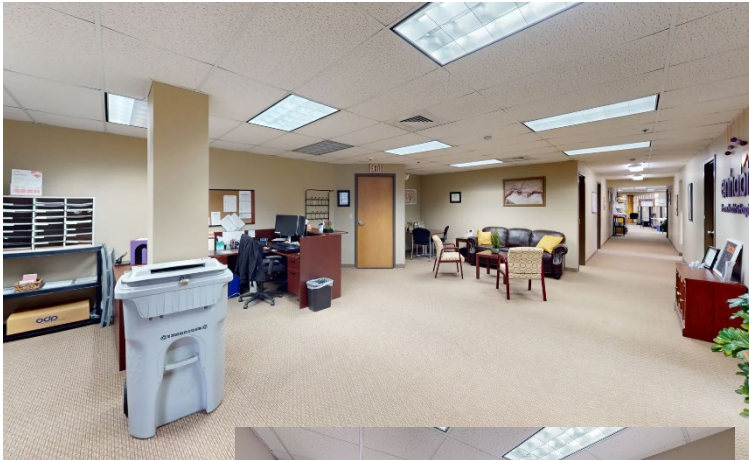
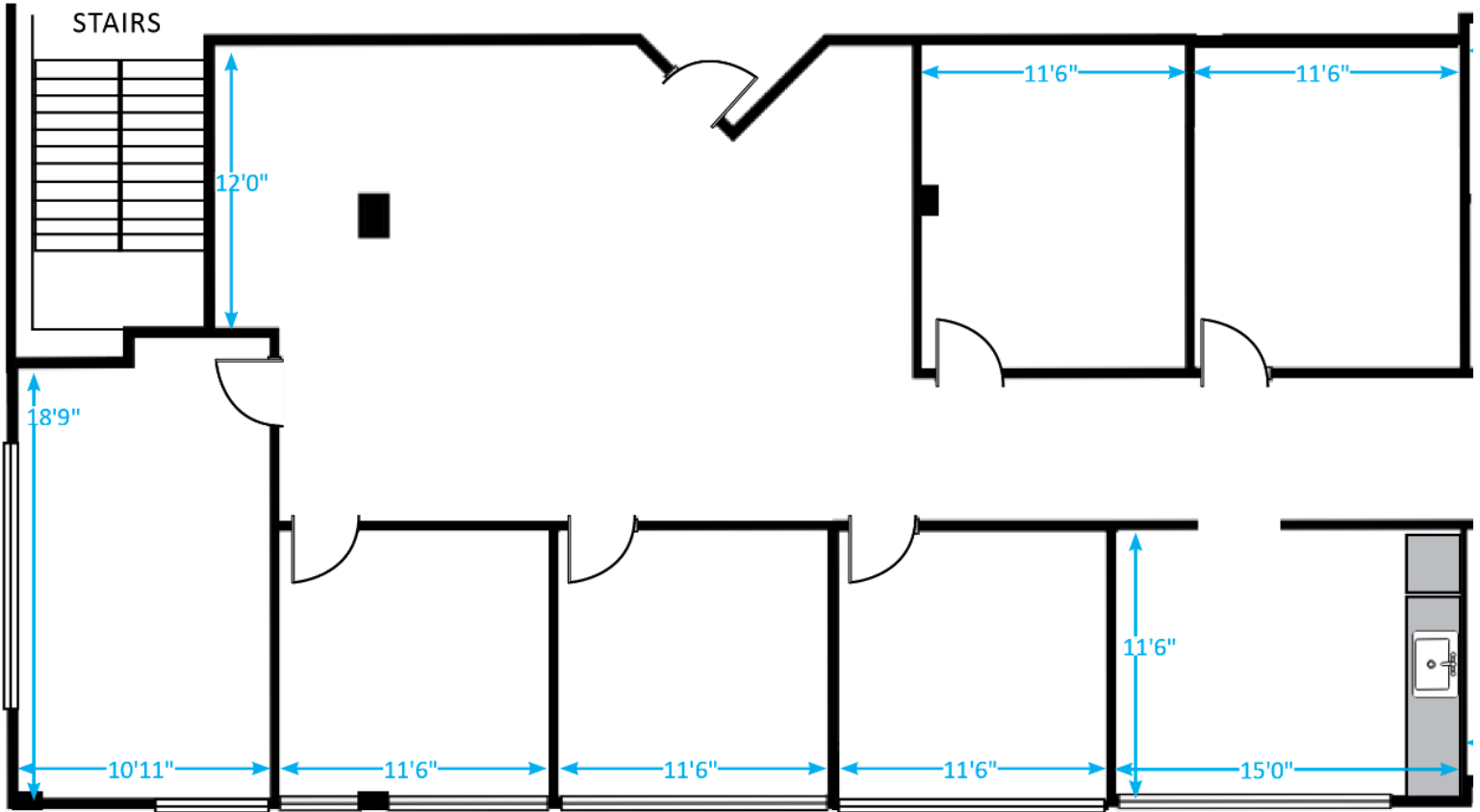


2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

Suite 201 – 2,242± SF  
COMMON HALLWAY



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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

**LEASE RATE \$18.50/SF Gross + janitorial**

**2080 Silas Deane Hwy, Rocky Hill, CT**

**4,272± SF Office Suites 201 & 204 on 2<sup>nd</sup> Floor**

**FOR LEASE**

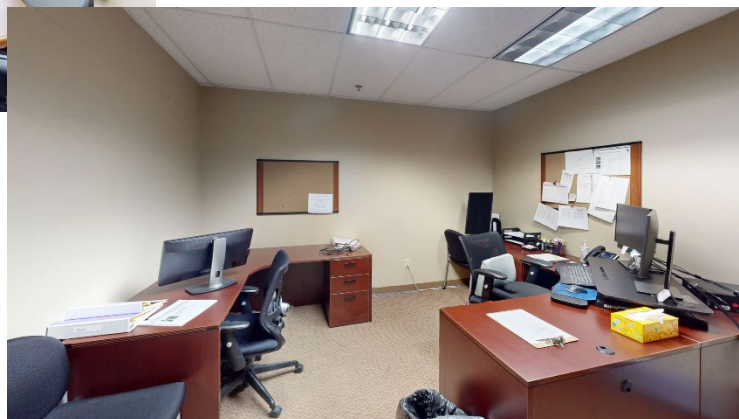
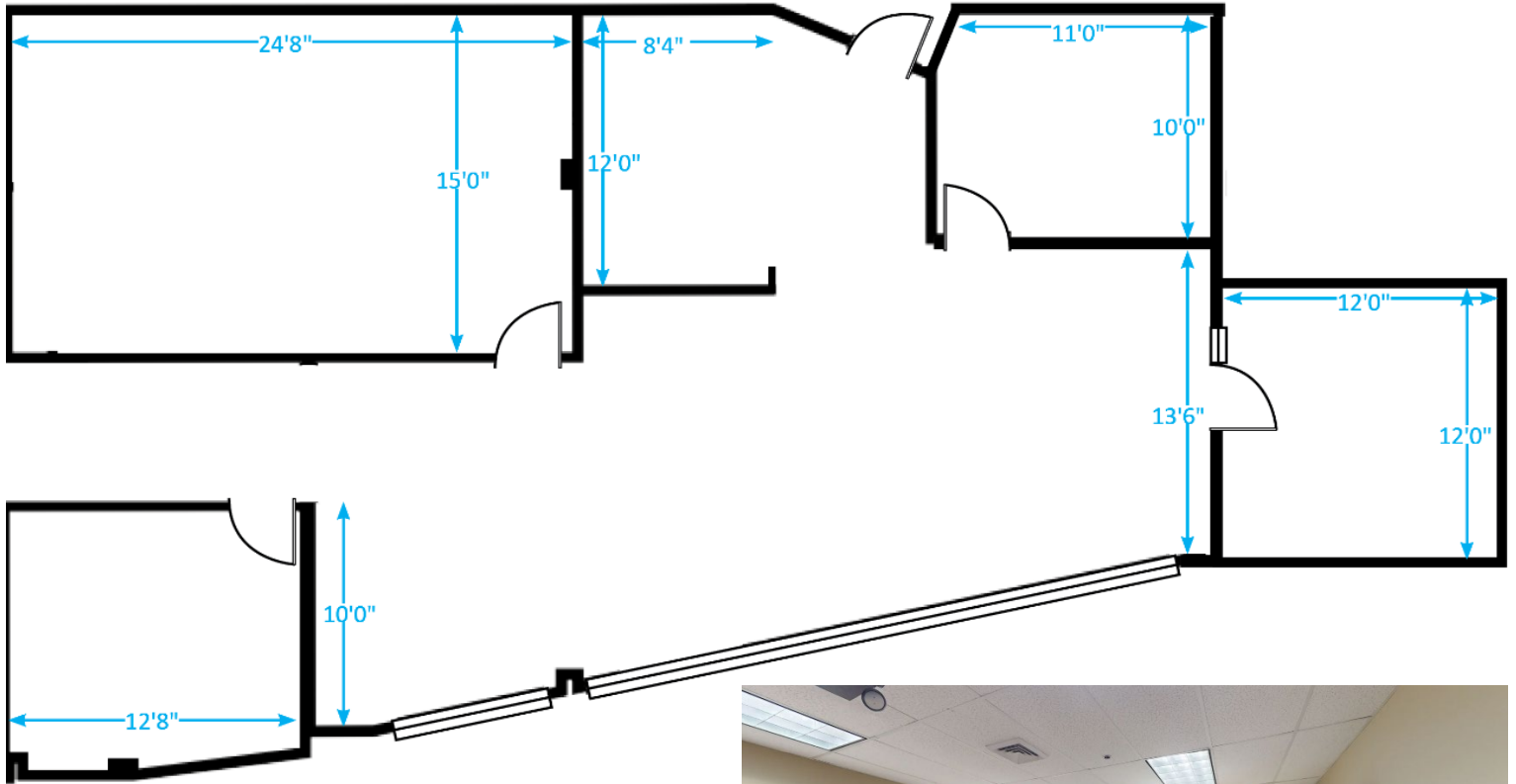


**Suite 204 – 2,030± SF**

COMMON RESTROOMS →

COMMON HALLWAY

ELEVATORS →



[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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



# FOR LEASE

## LEASE RATE \$18.50/SF Gross + janitorial

### 2080 Silas Deane Hwy, Rocky Hill, CT

### 4,272± SF Office Suites 201 & 204 on 2<sup>nd</sup> Floor

#### BUILDING INFORMATION

**GROSS BLD. AREA:** 43,465± SF

**AVAILABLE AREA:** 4,272± SF total contiguous

Ste 201: 2,242± SF

Ste 204: 2,030± SF

**NUMBER OF FLOORS:** 3 floors

**CORE FACTOR:** Center core (17%)

**CONSTRUCTION:** Brick/Masonry

**ROOF TYPE:** Flat

**YEAR BUILT:** 1988

#### SITE INFORMATION

**SITE AREA:** 2.65 acres

**ZONING:** Commercial

**PARKING:** 140 spaces

**SIGNAGE:** Directory

**VISIBILITY:** Excellent on Rt. 99

**HWY ACCESS:** I-91, Exit 24

#### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Gas Forced Air

**SPRINKLERED:** Yes

**ELEVATOR(S):** Two passenger

**FIRE:** Fire System monitored 27/7

#### UTILITIES

**SEWER:** MDC

**WATER:** MDC

**GAS:** Yes

#### EXPENSES

**RE TAXES**       Tenant  Landlord

**UTILITIES**      Tenant  Landlord

**INSURANCE**    Tenant  Landlord

**MAINTENANCE**  Tenant  Landlord

**JANITORIAL**     Tenant  Landlord

#### CONTACTS

**Robert Gaucher** | (860) 761-6007

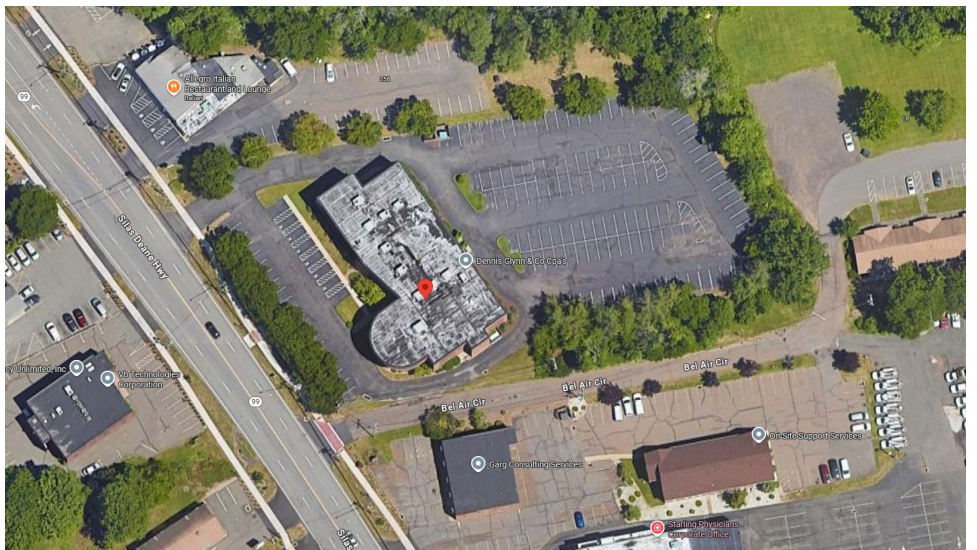
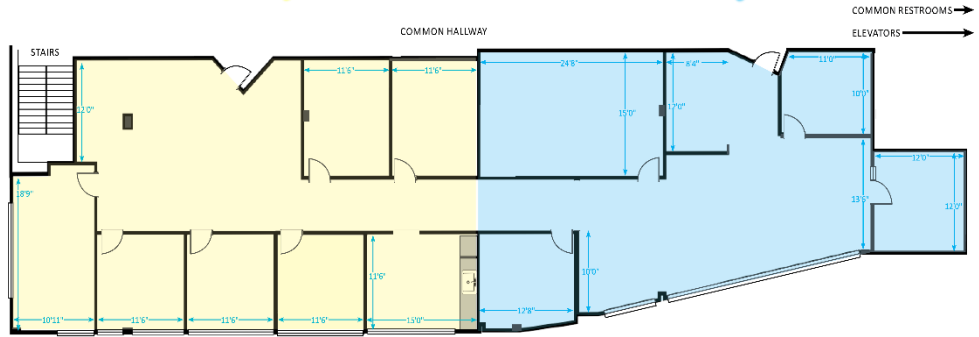
[rgaucher@orlcommercial.com](mailto:rgaucher@orlcommercial.com)

**Jay L. Morris** | (860) 721-0033

[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

Suite 201 – 2,242± SF

Suite 204 – 2,030± SF



[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: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257