

FOR LEASE | 1,874± SF MEDICAL OFFICE SPACE ADJACENT TO PRO HEALTH & BRISTOL ORTHOPAEDICS

625 Clark Avenue, Suite A, Bristol, CT 06010

LEASE RATE: \$18/SF NNN (NNN COSTS = \$1,054.05/MONTH)

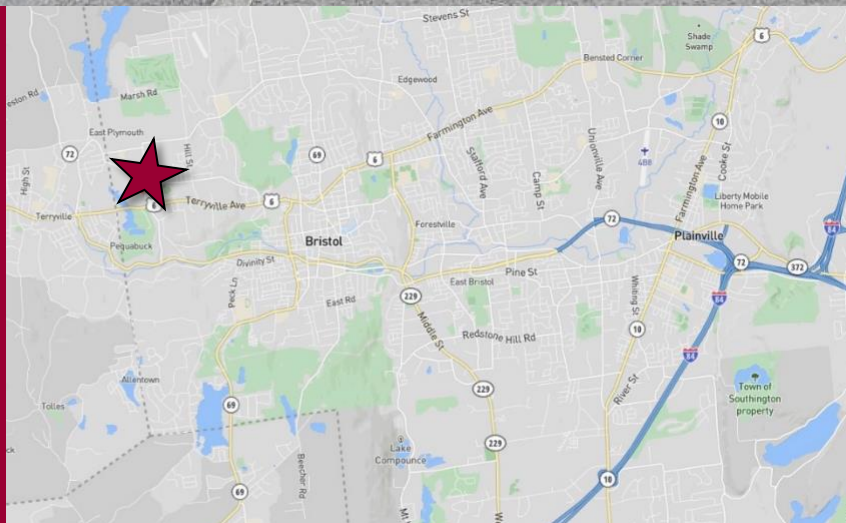


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 6,092± SF Building
- Suite A: 1,874± SF Available
 - Vanilla Shell space
- 1 Story
- 3.30± Acres
- 26 parking spaces
 - 5.68/1000 Ratio
- Frontage: 331'
- Traffic: 3,900± ADT
- Zoning: IP-3

For more information contact: [Kyleigh Caron](mailto:kyleigh@orlcommercial.com) | 860.761.6004 | kcaron@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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 | 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.

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BUILDING INFORMATION

GROSS BLD. AREA 6,092± SF
AVAILABLE AREA 1,874± SF
NUMBER OF FLOORS 1
CONSTRUCTION Brick / Masonry
ROOF TYPE Hip, Asphalt Shingle
YEAR BUILT 2003

SITE INFORMATION

SITE AREA 3.30± Acres
ZONING IP-3
PARKING 26 parking spaces,
5.68/1000
SIGNAGE Hanging Sign
VISIBILITY Clark Avenue
FRONTAGE 331'
HWY.ACCESS CT-72, Route 6, Route 8
TRAFFIC COUNT 3,900 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air-Duc
SPRINKLERED No
ELECTRIC SERVICE 200 amps

UTILITIES

SEWER Public
WATER Public
GAS Propane

OTHER TENANTS Pro Health Physicians,
Bristol Orthopaedics

COMMENTS Landlord to provide Vanilla shell with drop ceiling, lighting, poured slab with stubbed electrical and plumbing. Will build to suit

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
NNN's \$1,054.05/Month

Property Highlights

- 6,092± SF Building
- Suite A: 1,874±SF Available
- Vanilla Shell space
- 1 Story
- 3.30± Acres
- 26 parking spaces
 - 5.68/1000 Ratio
- Frontage: 331'
- Traffic: 3,900± ADT
- Zoning: IP-3
- Many area amenities
 - Shopping
 - Banking
 - Dining



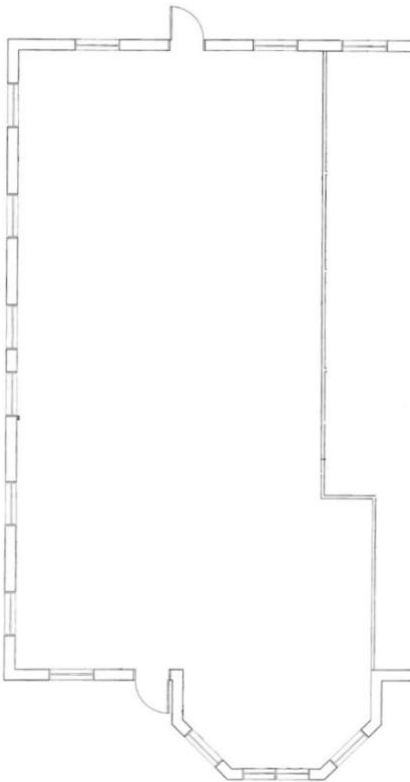
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FIND US ON



DIRECTIONS I-84 to CT 72 W. Right onto Clark Avenue.



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