



# FOR LEASE

**I-91 TECH CENTER, 795 – 865 Brook Street, Rocky Hill, CT 06067, 5 Building Office Park  
6,553± SF OFFICE SUITE and UP TO 14,850± SF OFFICE SUITE**

**LEASE RATE \$19.10/SF Full Service**

## HIGHLIGHTS

- B#1 – 865 | 14,850± SF Office
- B#4 – 805 | 6,553± SF Office
- 1 Story, 5 building office Park
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT on I-91
- I-91 Exit 23
- Zoning: OP



## CONTACT

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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

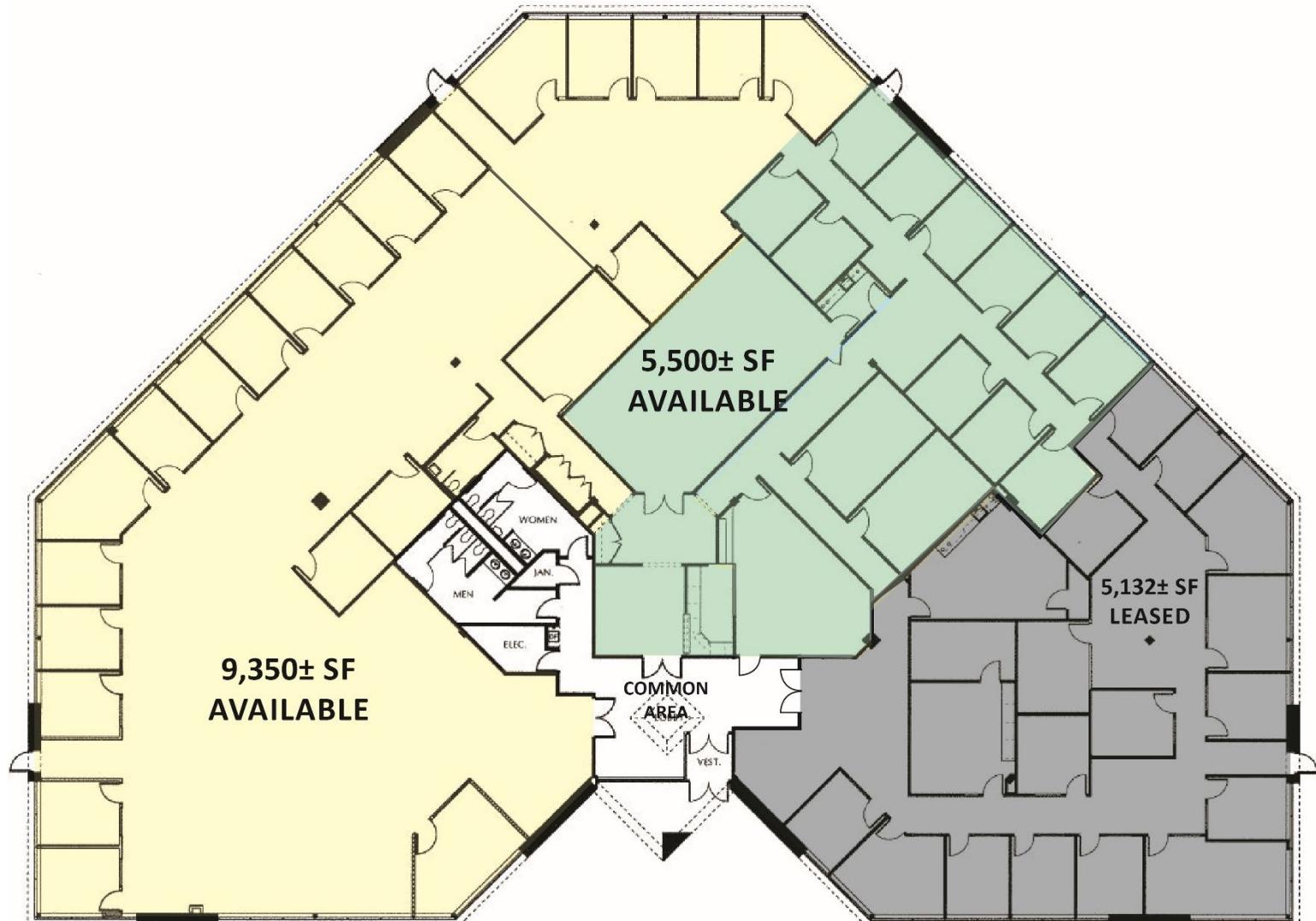
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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Bldg #1 | 865 Brook St | 14,850± SF Office Suite | Will Subdivide



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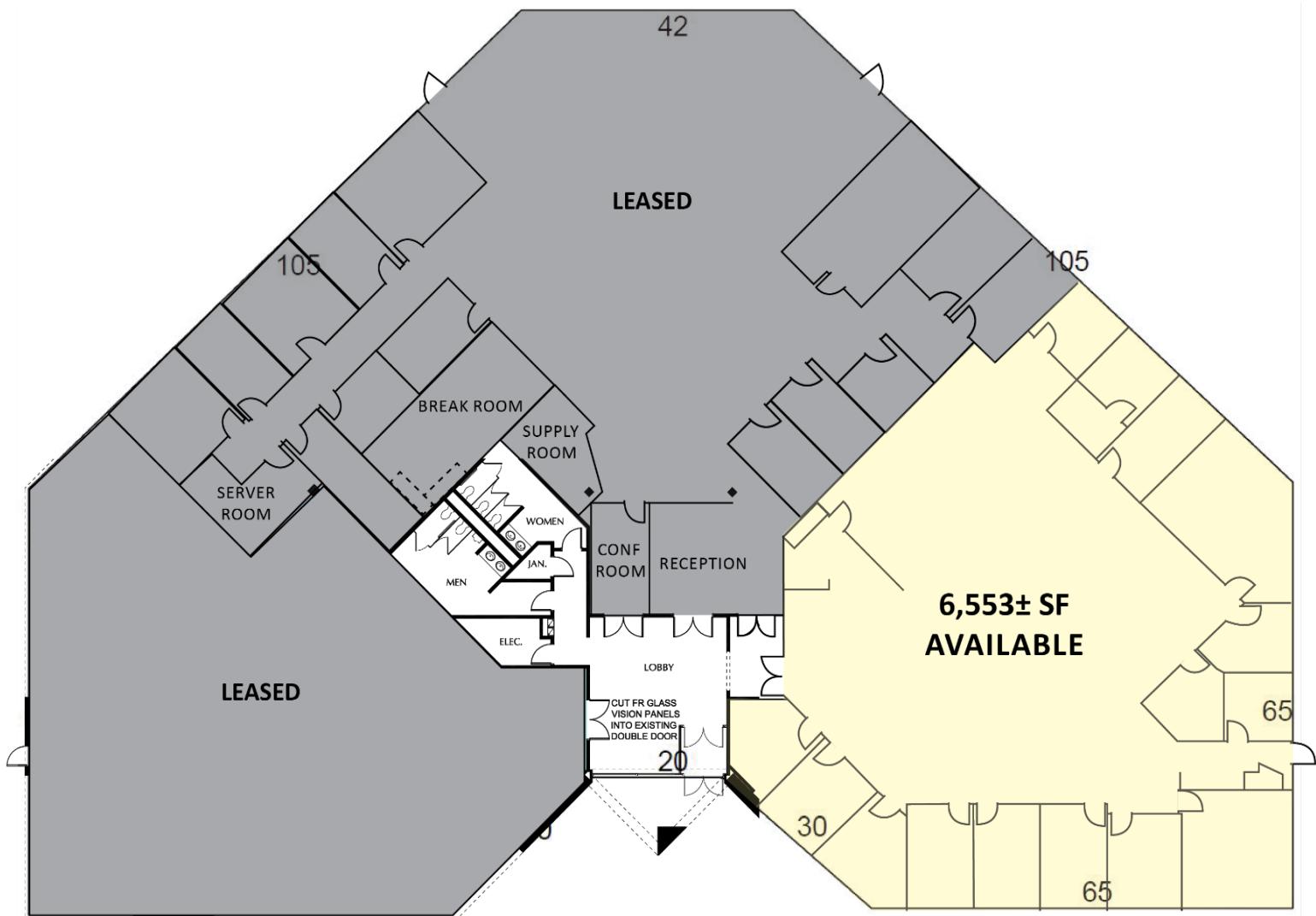
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**OR  
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COMMERCIAL

Bldg #4 | 805 Brook St | 6,553± SF Office Suite



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## BUILDING INFORMATION

TOTAL PARK AREA 113,440± SF across 5 buildings  
 TOTAL AVAILABLE 14,850± SF, 6,553± SF  
 MAX CONTIGUOUS AREA 14,850± SF  
 WILL SUBDIVIDE TO 5,500± SF  
 NUMBER OF FLOORS 1 per building  
 STORAGE 824 SF Garage (28 x 33)  
 DOCKS/DRIVE-IN DOORS Can be added to Bldg 5  
 CONSTRUCTION Brick/Masonry  
 ROOF TYPE Flat, Tar & Gravel  
 YEAR BUILT 1990

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Air  
 SPRINKLERED No  
 ELECTRIC SERVICE 1600 amps/240 volts/3 phase

## SITE

SITE AREA 13.07 acres  
 ZONING OP  
 PARKING 468 parking spaces  
 SIGNAGE On building/Hwy signage  
 VISIBILITY Visible from Rt. 3 and I-91  
 HWY.ACCESS I-91 Exit 23  
 TRAFFIC COUNT 14,300 ADT on Rt. 3  
 147,200 ADT on I-91

## UTILITIES

SEWER/WATER MDC  
 GAS Yes

## EXPENSES

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

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