



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

The Beeches, 816-820 Broad Street, Meriden, CT 06450

Multiple Medical/Office Suites Available

Suite 10: 5,000± SF | Suite 13: 2,248± SF | Suite 18: 1,850± SF | Suite 23 : 1,938± SF

LEASE RATE: \$18.00/SF Modified Gross

HIGHLIGHTS

- Multiple Medical/Office Suites
- 188 parking spaces
- 3.88 acres
- Zoning: C-2
- Easy Access to I-691, Exit 8
- Traffic Count: 18,400± ADT
- Centrally Located
- Monument Signage
- Excellent Visibility on Broad St.

CONTACT

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WWW.ORLCOMMERCIAL.COM



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

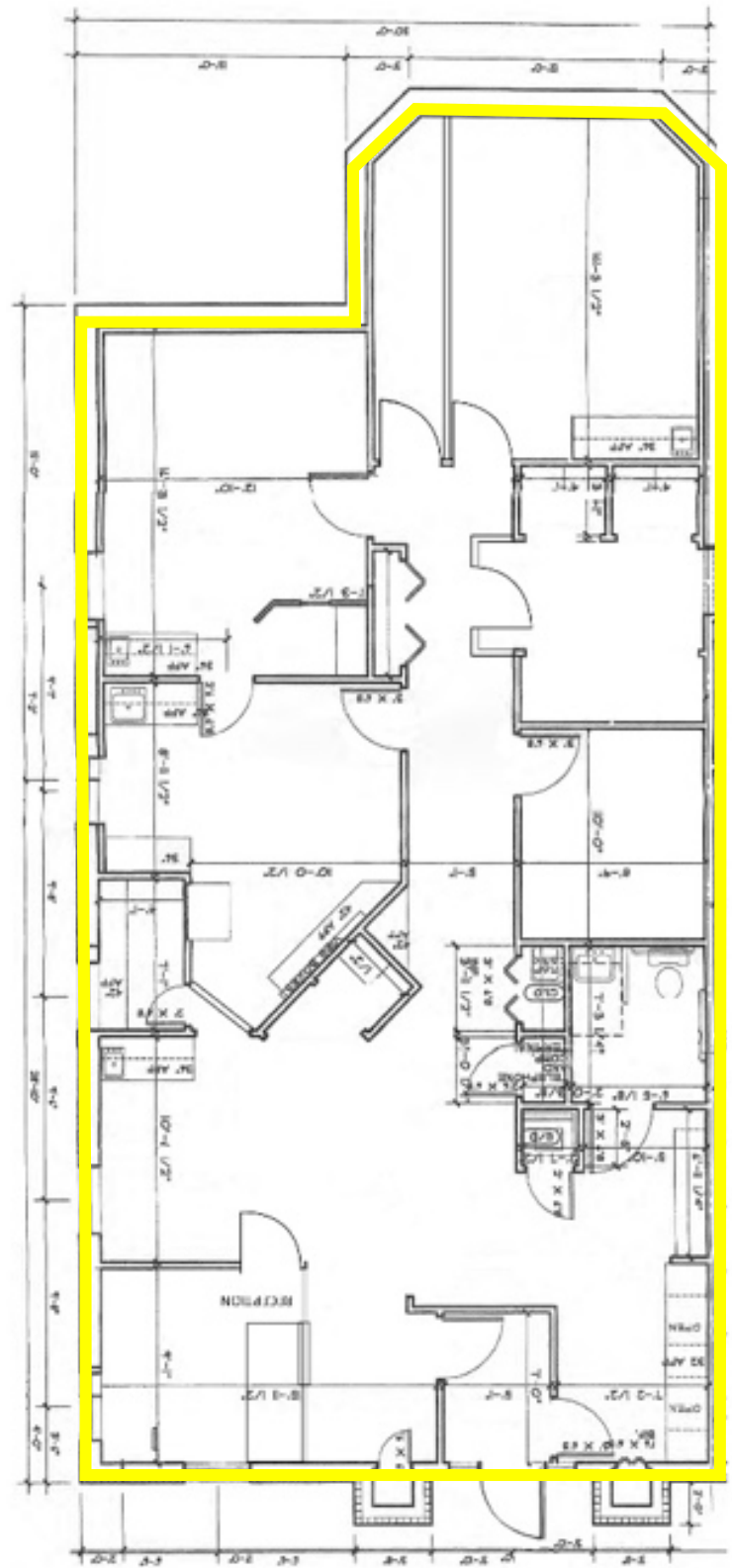
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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



Multiple Medical/Office Suites Available

Bldg 2 – 818 Broad | Suite 13: 2,248± SF Lower Level



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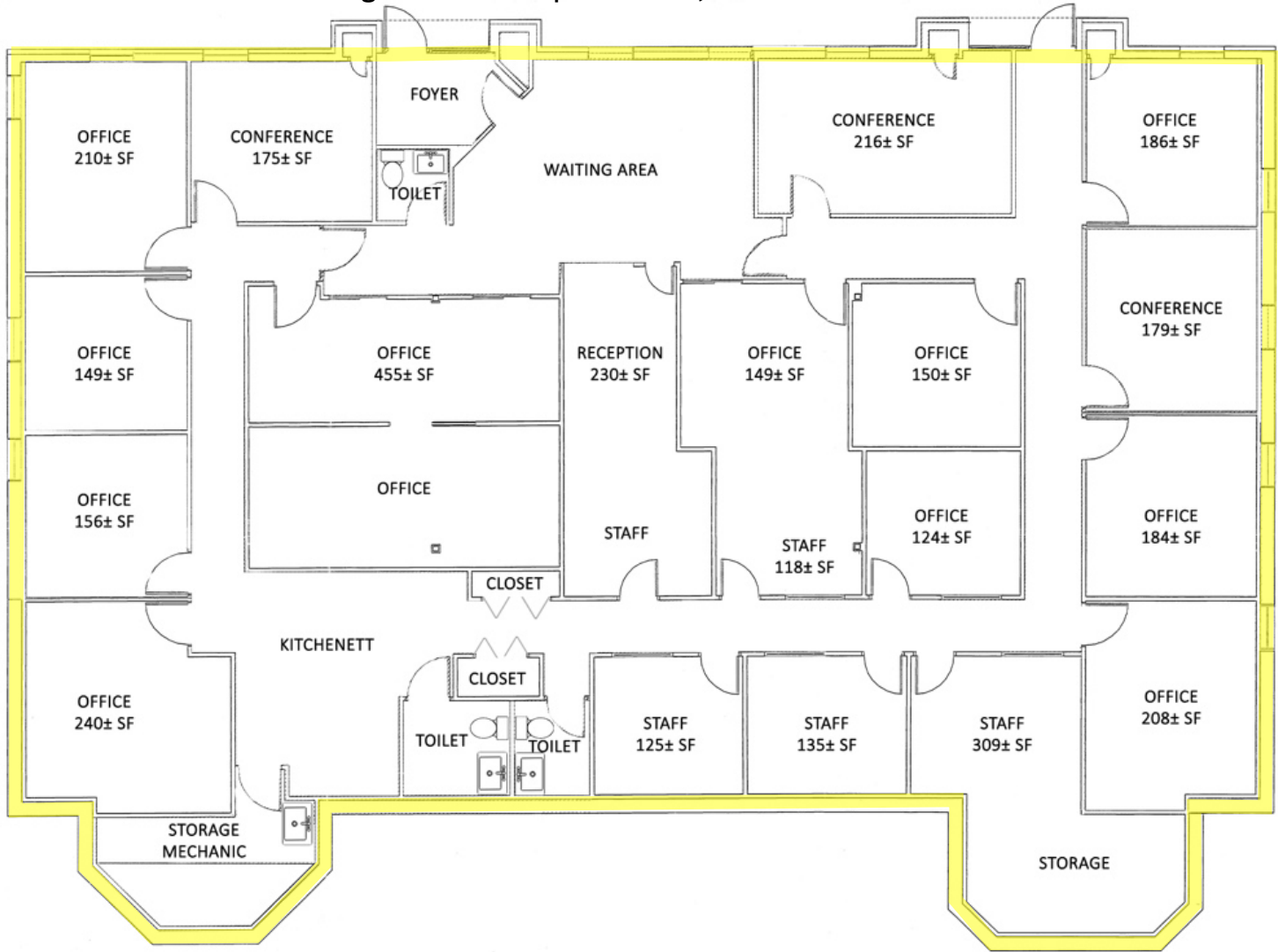
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Multiple Medical Office Suites Available

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Bldg 3 – 820 Broad | Suite 10: 5,000± SF Lower Level



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FOR LEASE

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The Beeches, 816-820 Broad St, Meriden, CT

Multiple Medical/Office Suites Available

BUILDING INFORMATION

GROSS BLD. AREA: 32,130± SF

AVAILABLE AREA:

816 Broad B1 - Suite 18: 1,850± SF

818 Broad B2 - Suite 13: 2,248± SF

820 Broad B3 - Suite 10: 5,000± SF

816 Broad B1 - Suite 23: 1,938± SF

CONSTRUCTION: Brick

ROOF TYPE: Gable

YEAR BUILT: 2000

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100%

HEAT: Gas, Forced hot air

SPRINKLERED: No

ELECTRIC/POWER: 100 amp

SITE INFORMATION

SITE AREA: 3.88± acres

ZONING: C-2

PARKING: 188 spaces

SIGNAGE: Monument

VISIBILITY: Excellent on Broad Street

HWY ACCESS: ¼ mile to I-691, Exit 8

TRAFFIC COUNT: 18,400 ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

EXPENSES

RE TAXES:

☐ Tenant ☒ Landlord

UTILITIES:

☒ Tenant ☐ Landlord

INSURANCE:

☐ Tenant ☒ Landlord

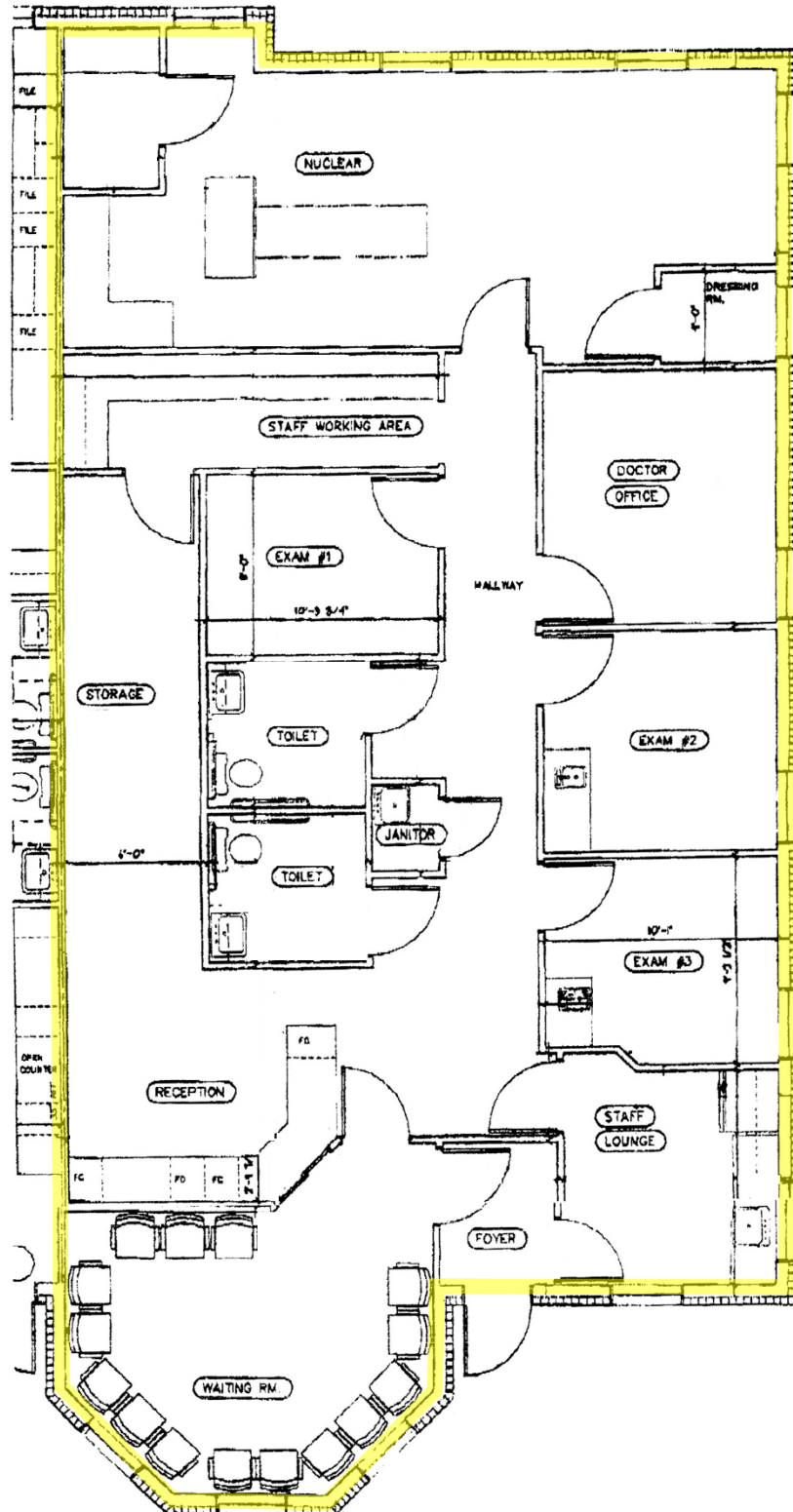
MAINTENANCE:

☒ Tenant ☒ Landlord

JANITORIAL:

☒ Tenant ☐ Landlord

Bldg 1 – 816 Broad | Suite 23: 1,938± SF Upper Level



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