



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

Kyleigh Caron

(860) 761-6004

kcaron@orlcommercial.com



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.



FOR LEASE

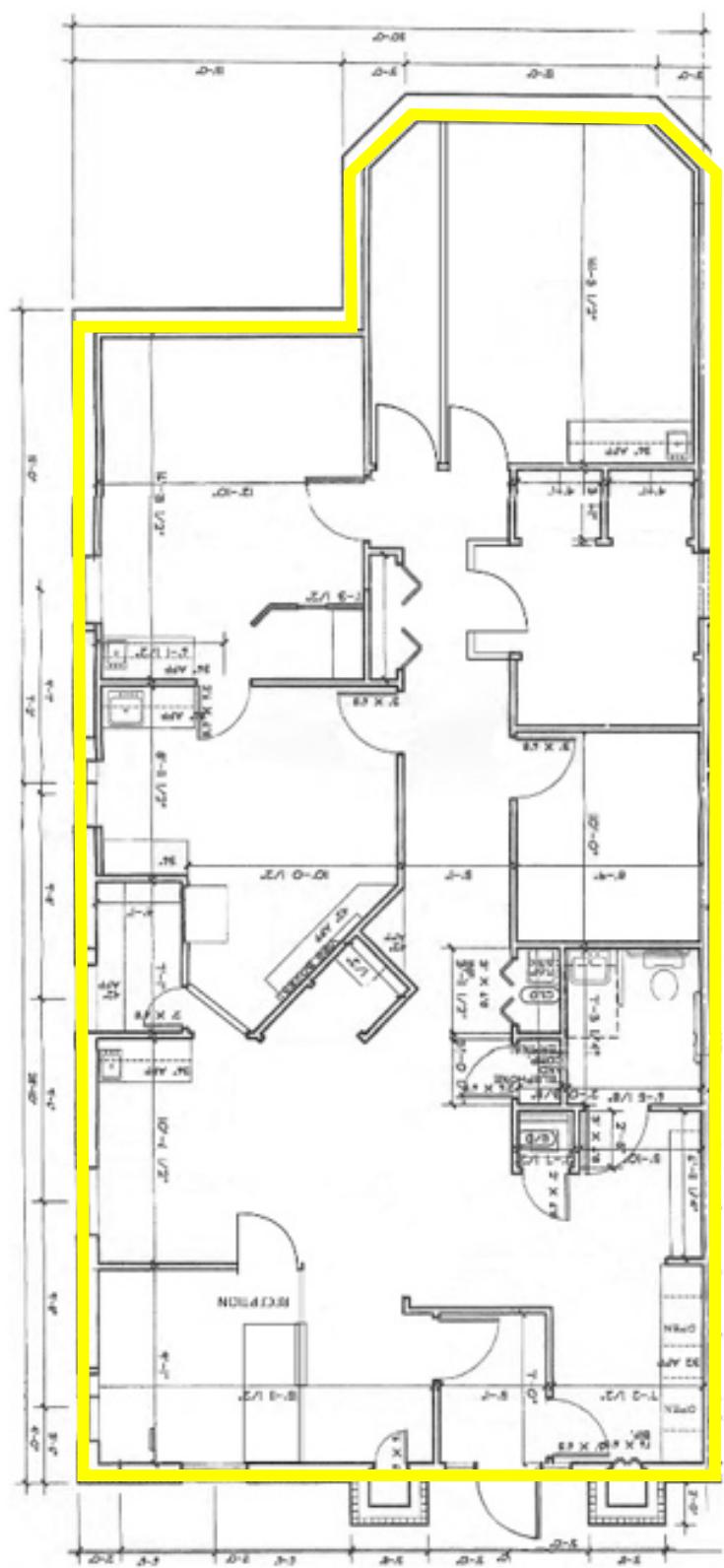
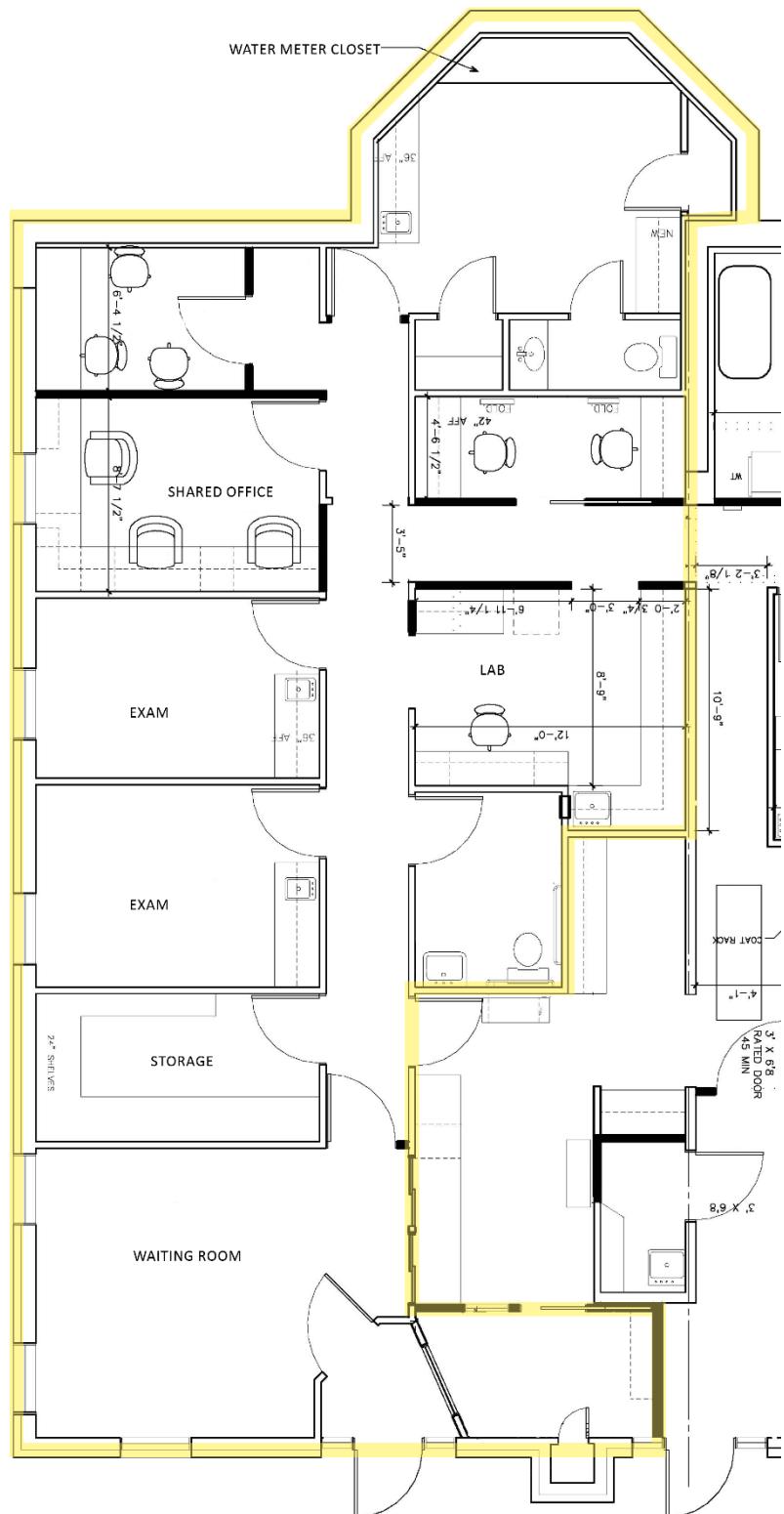
LEASE RATE \$18.00/SF Modified Gross

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

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Bldg 1 – 816 Broad | Suite 18: 1,850± SF Lower level

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



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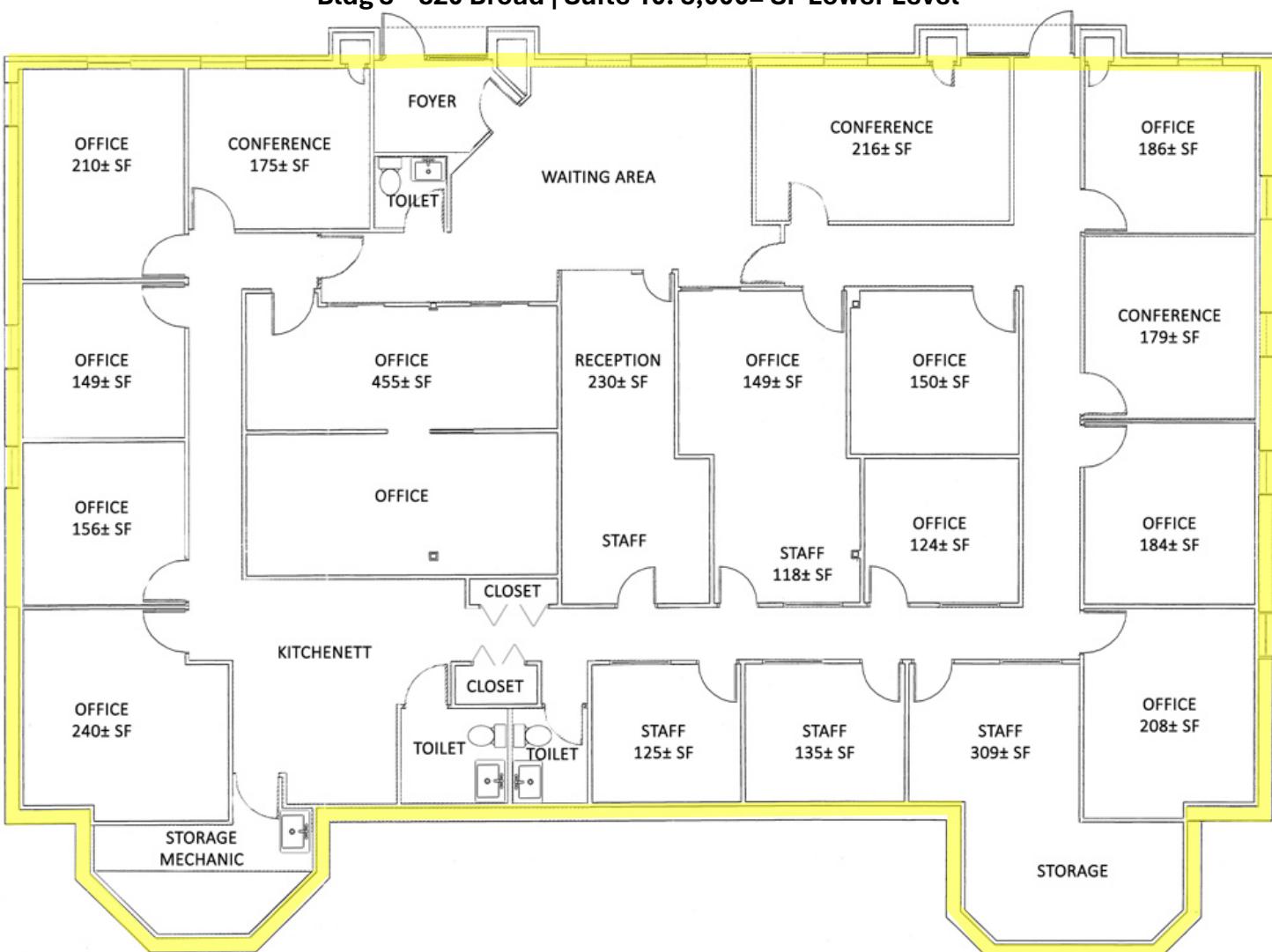
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Multiple Medical Office Suites Available

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



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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

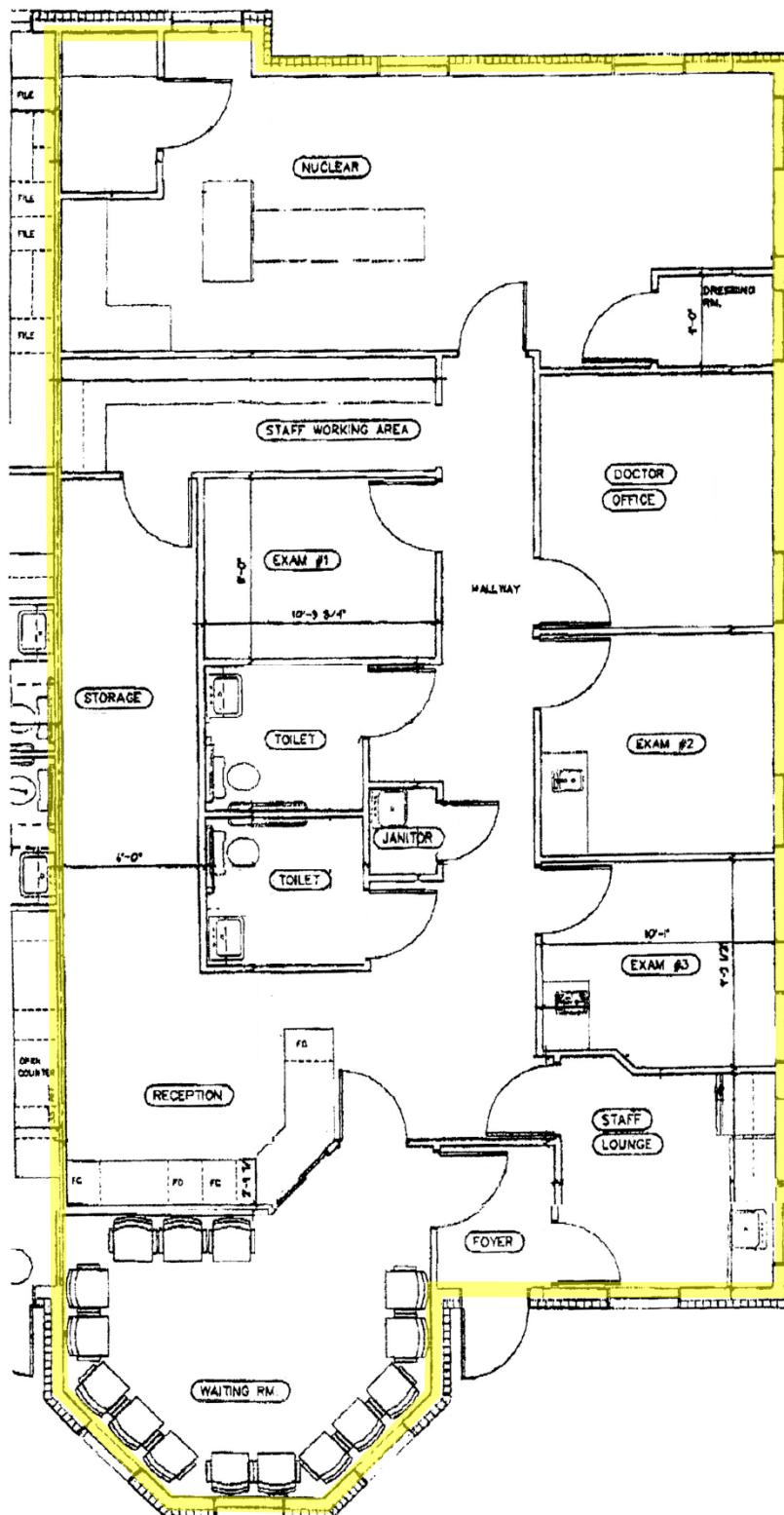
820 Broad B3 - Suite 10: 5,000± SF

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:** 1/4 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**CONTACT****Kyleigh Caron**

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

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