



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

19 Kensington Lane (aka 647 Brook St), Rocky Hill, CT 06067

1,203± SF OFFICE SUITE

LEASE RATE \$19.00/SF Full Service

HIGHLIGHTS

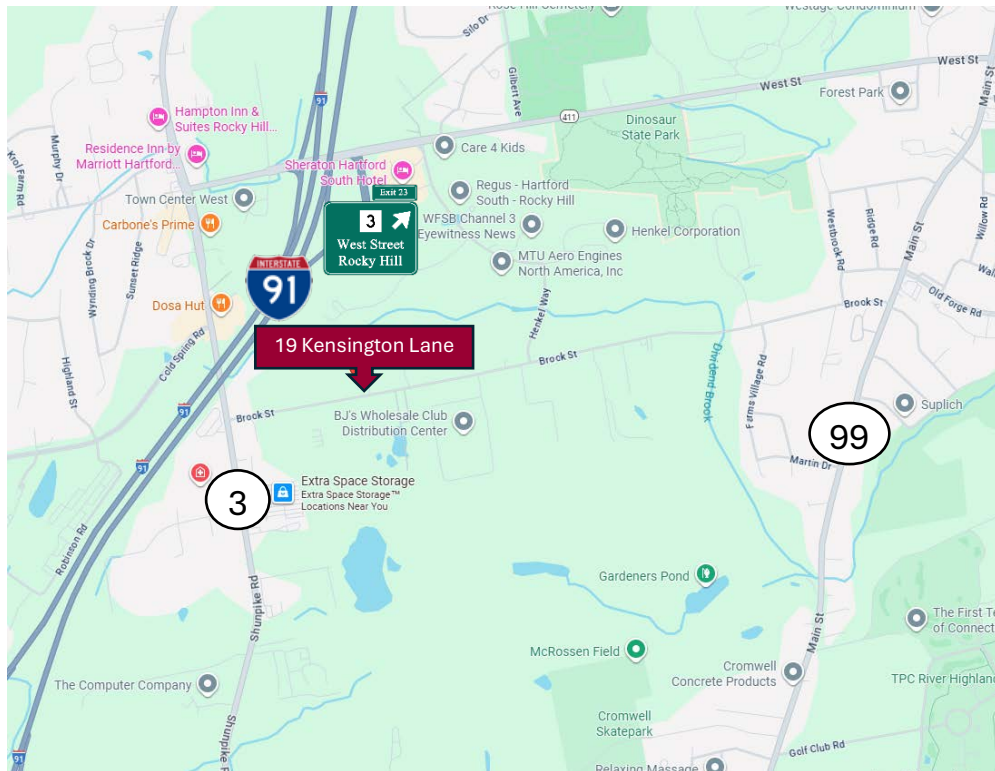
- 1,203± SF Office Available
- 1-story office building
- Ample parking
- On building signage
- Excellent Visibility on Brook St
- OP Zone
- Built in 2014
- Easy Access from I-91, Exit 23
- Many area amenities

CONTACT

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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

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FOR LEASE

LEASE RATE \$19.00/SF MG

19 Kensington Lane, Rocky Hill, CT 06067

1,203± SF OFFICE SPACE

BUILDING INFORMATION

GROSS BLD. AREA: 5,747± SF

AVAILABLE AREA: 1,203± SF

NUMBER OF FLOORS: 1

CONSTRUCTION: Wood Frame

ROOF TYPE: Gable, Asphalt Shingle

YEAR BUILT: 2014

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% A/C

HEAT: Gas, Force hot air

SPRINKLERED: No

ELECTRIC/POWER: Ample

SITE INFORMATION

SITE AREA: 9.81 acres (shared with apartments)

ZONING: OP

PARKING: Ample

SIGNAGE: On building

VISIBILITY: Excellent on Brook St

FRONTAGE: 300' on Brook St

HWY ACCESS: I-91, Exit 23

UTILITIES

SEWER/WATER: City

GAS: Yes

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☐ Tenant ☒ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

DIRECTIONS

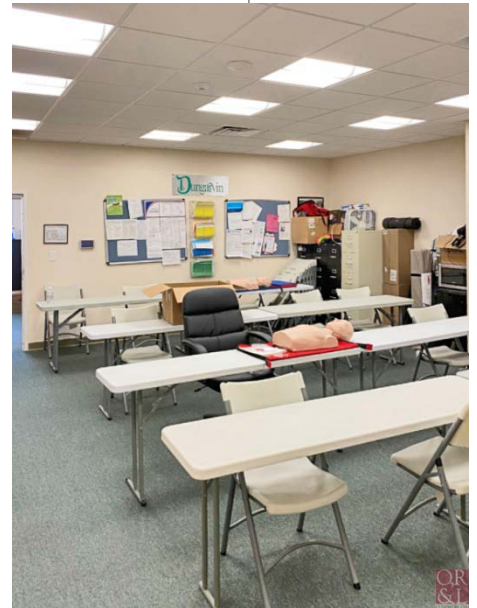
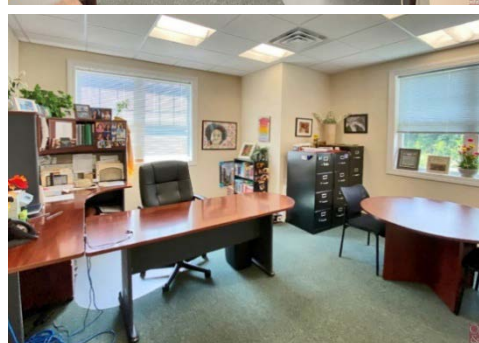
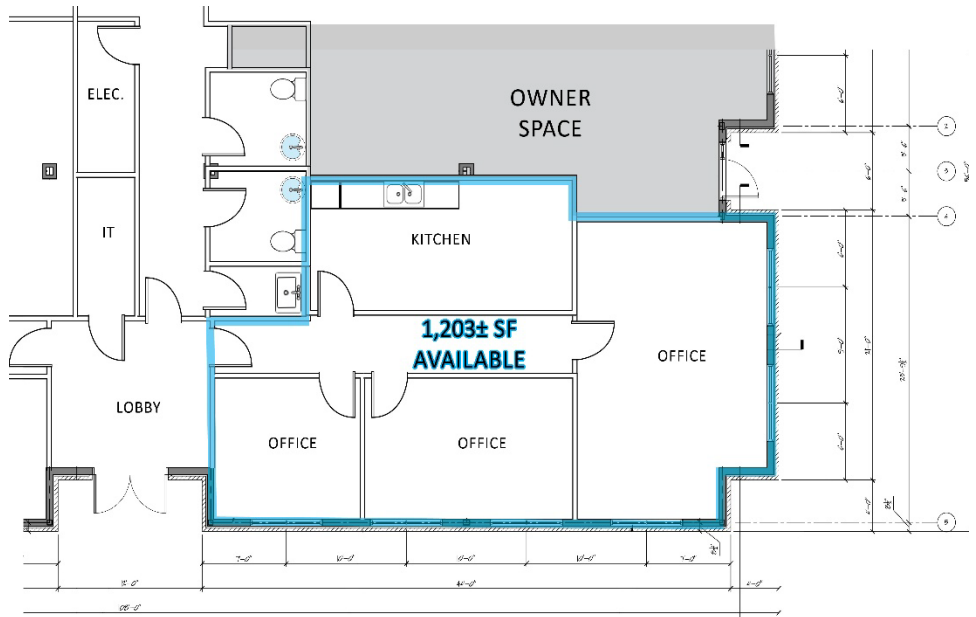
1-91 Exit 23, Right on West Street, Left on Rt. 3/Cromwell Ave, Left on Brook St. Property will be on left.

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