

FOR LEASE | 14,400± SF MEDICAL OFFICE BUILDING BUILD TO SUIT AVAILABLE | SIGNALIZED CORNER LOCATION

7 North Washington Street, Plainville, CT 06062

LEASE PRICE: \$17.00/SF GROSS PLUS UTILITIES AND JANITORIAL

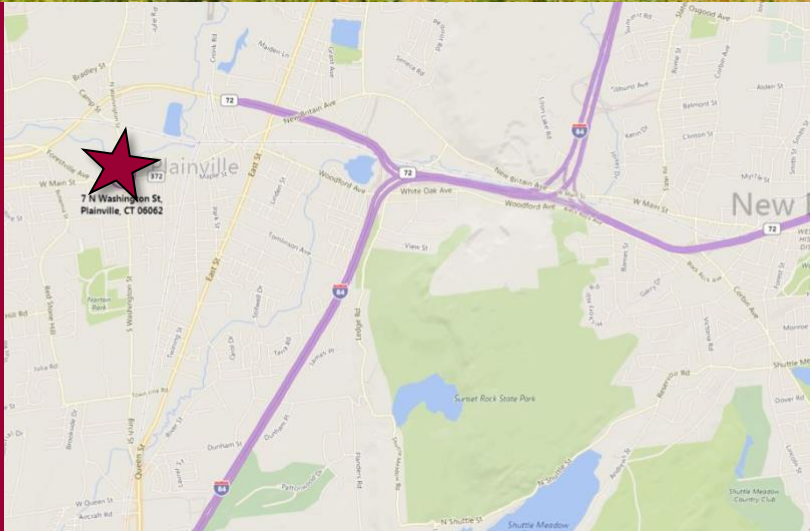


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 14,400± SF MOB
- Landlord will do Build-to-suit
- Full Building Available
- Subdividable to 7,200 SF
- Partial 2nd floor office
- Ample parking
- Fully Built-out Medical
- Signalized Corner Location
- Zoning: CC
- I-84, Exit 33
- Many Area Amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com and Jay Morris | 860-721-0033 | jmorris@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
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	14,400± SF
AVAILABLE AREA	14,400± SF
WILL SUBDIVIDE TO	7,200± SF
NUMBER OF FLOORS	Partial 2 nd floor office
ATTIC/BASEMENT	None
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt Shingle
YEAR BUILT	1988

SITE

SITE AREA	1.29 acres
ZONING	CC
PARKING	65 spaces
SIGNAGE	Monument
VISIBILITY	Excellent on West Main St
FRONTAGE	184'
HWY.ACCESS	I-94, Exit 33
TRAFFIC COUNT	12,404 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Force Hot Air
SPRINKLERED	None
ELECTRIC SERVICE	Separately Metered
ELEVATOR(S)	No

UTILITIES

SEWER	City
WATER	City
GAS	City

PERMITTED USES

Medical Office, Day Care, Office, R&D, Restaurants, Veterinary Hospital, Education

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

COMMENTS Fully built out medical office space, formerly occupied by U-Conn Medical. Full Building is available. Landlord will do Build to Suit

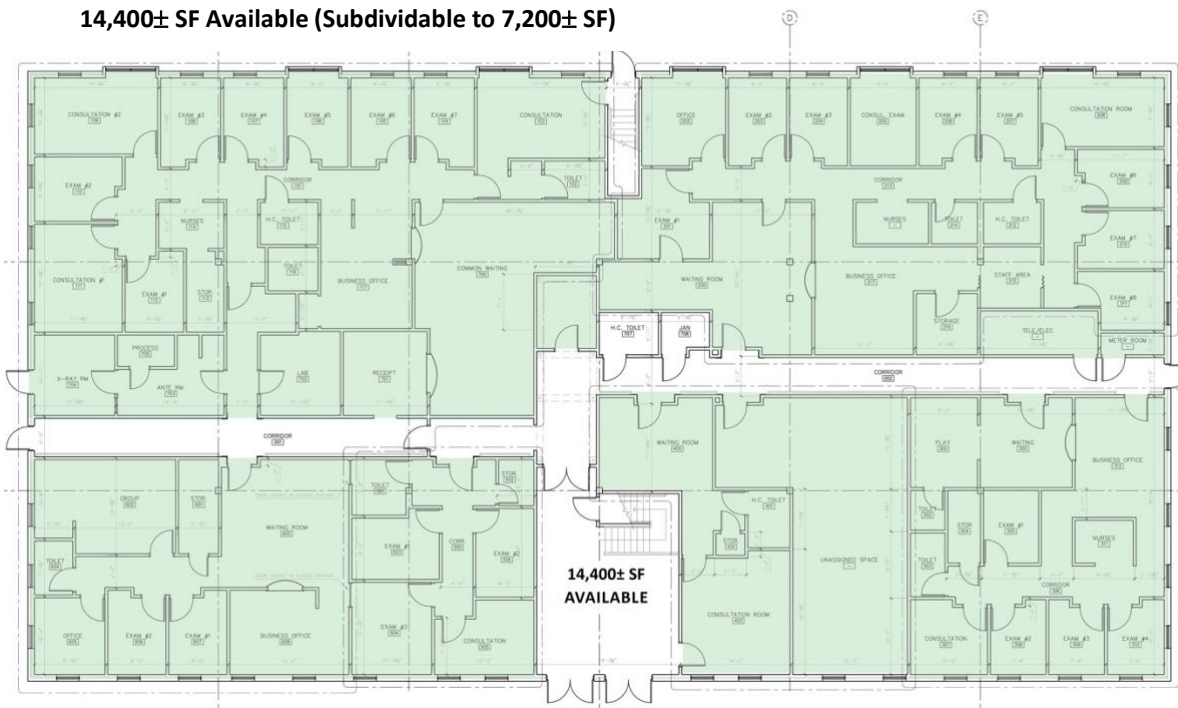
DIRECTIONS I-84, exit 33 (CT-72 West). Exit 1 towards CT-177. Left on North Washington St (CT-177)

Property Highlights

- 14,400± SF MOB
- Landlord will do Build to Suit
- Full Building Available
- Subdividable to 7,200 SF
- Built Out as Medical
- Signalized Corner Location
- 65 parking spaces
- Zoning: CC
- I-84, Exit 33
- Many area amenities
 - Shopping
 - Banking
 - Dining



14,400± SF Available (Subdividable to 7,200± SF)



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