

FOR LEASE: PROFESSIONAL OFFICE SPACE AVAILABLE

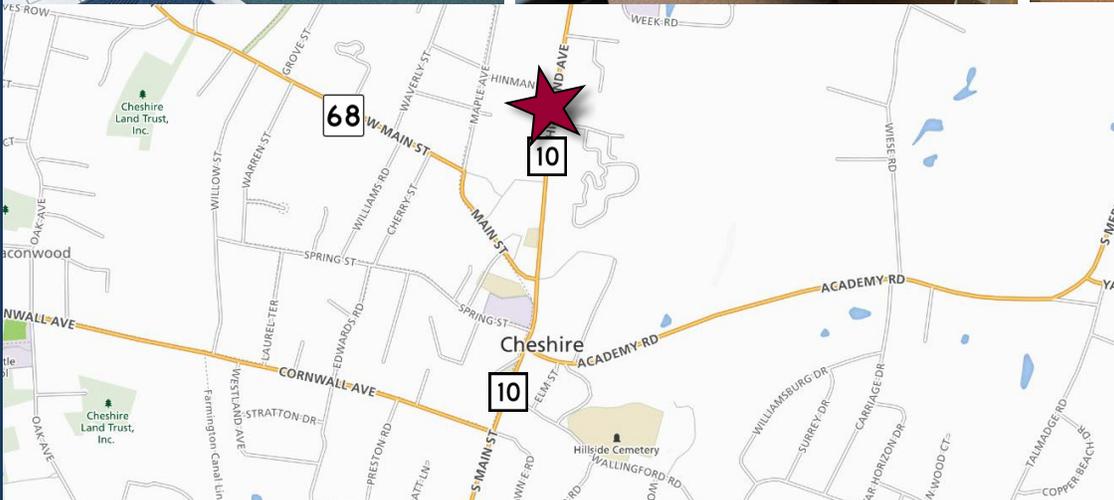
BUILDING #288 : 1,100± SF – 1ST FLOOR & 1,100± SF – 2ND FLOOR

D'Aquila Business Park, 288 Highland Ave (Route 10), Cheshire, CT 06410

LEASE RATE: \$13.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Professional Office Space For Lease
- **1,100± SF on 1st Floor**
- **1,100± SF on 2nd Floor**
- Building with Elevator
- Built in 1998
- Center of town location on Route 10
- Immaculate grounds
- Ample parking
- Many area amenities

For more information contact:

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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 BLDG AREA #288 12,240± SF incl' Gr Level
AVAILABLE AREA 1,100± SF – 1st Floor
1,100± SF – 2nd Floor
NUMBER OF FLOORS 3 including Ground Level
CONSTRUCTION Masonry
ROOF TYPE Asphalt shingles
YEAR BUILT 1998

SITE

SITE AREA 1.92 acres
ZONING R-20A
PARKING Ample, Open
SIGNAGE Pylon, Lobby directory
VISIBILITY Excellent
HWY ACCESS I-84, I-691, I-91 from Route 10 & Route 68
TRAFFIC COUNT 13,800 ADT on Route 10
16,800 ADT on Route 68

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED Yes
ELEVATOR(S) 1

EXPENSES

RE TAXES (x) Tenant () Landlord
UTILITIES (x) Tenant () Landlord
INSURANCE (x) Tenant () Landlord
MAINTENANCE (x) Tenant () Landlord
JANITORIAL (x) Tenant () Landlord

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

COMMENTS Located in D'Aquila Business Park - Professional Office Space available for Lease on Highland Ave (Route 10) in Cheshire, CT. There is a 1,100± SF suite available on the 1st floor and one on the 2nd floor with elevator access. The 12,240± SF 3-story office building is situated on immaculate grounds with ample parking in the heart of downtown Cheshire. Located across from the Stop & Shop plaza and other area amenities. Lease Rate: \$13.00/SF NNN.

DIRECTIONS I-91 to Exit 10 or I-691 to Exit 3 to Highland Ave (Route 10)

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- Immaculate grounds
- Ample parking
- Many Area Amenities Nearby
 - Shopping
 - Banking
 - Dining



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