



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

200 Mountain Road, Suffield, CT 06078
6,457± SF Medical/Professional Office Building on 1.62± Acres

LEASE RATE: \$27.00/SF plus utilities & janitorial

HIGHLIGHTS

- New Construction Medical/Office Building
- **2 Units – 3,225± SF Each**
 - 1st Floor – 2,300± SF
 - 2nd Floor – 925± SF
- Modern Built-out Office Suite
- High Visibility on Mountain Rd
- One Side with Open Floor Plan (unfinished)
- Easy access to I-91, Exit 47W

CONTACTS

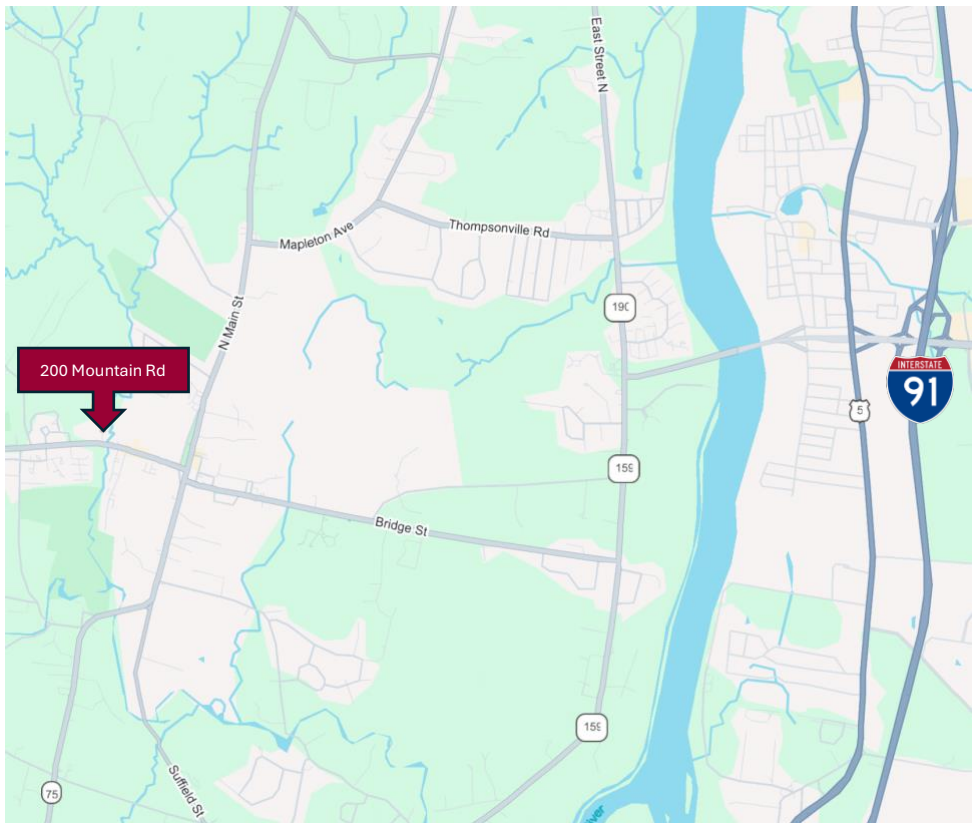
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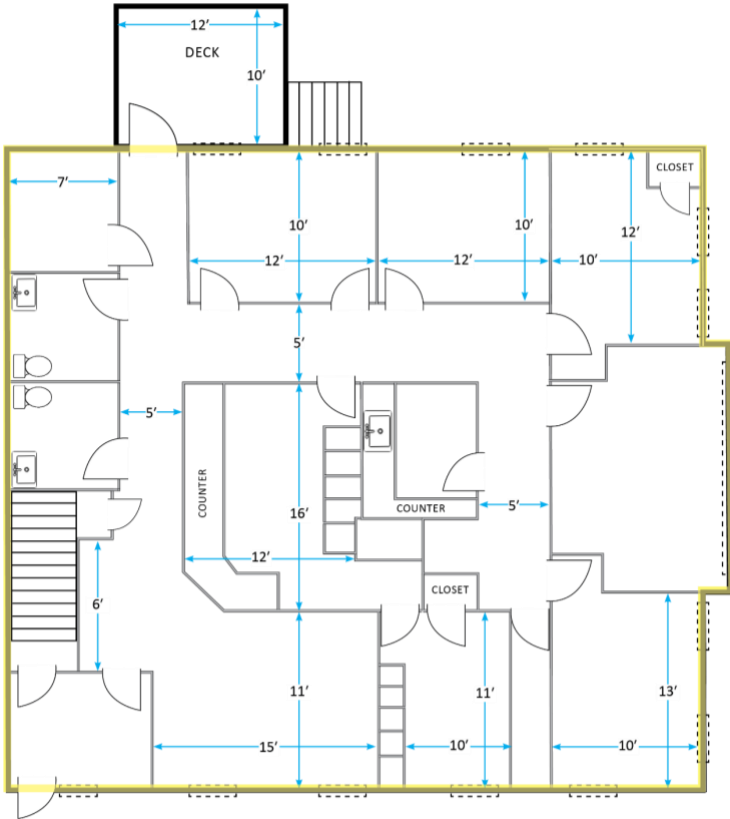


2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

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2,300± SF – Unit 1: Built-out Medical (right side of building)



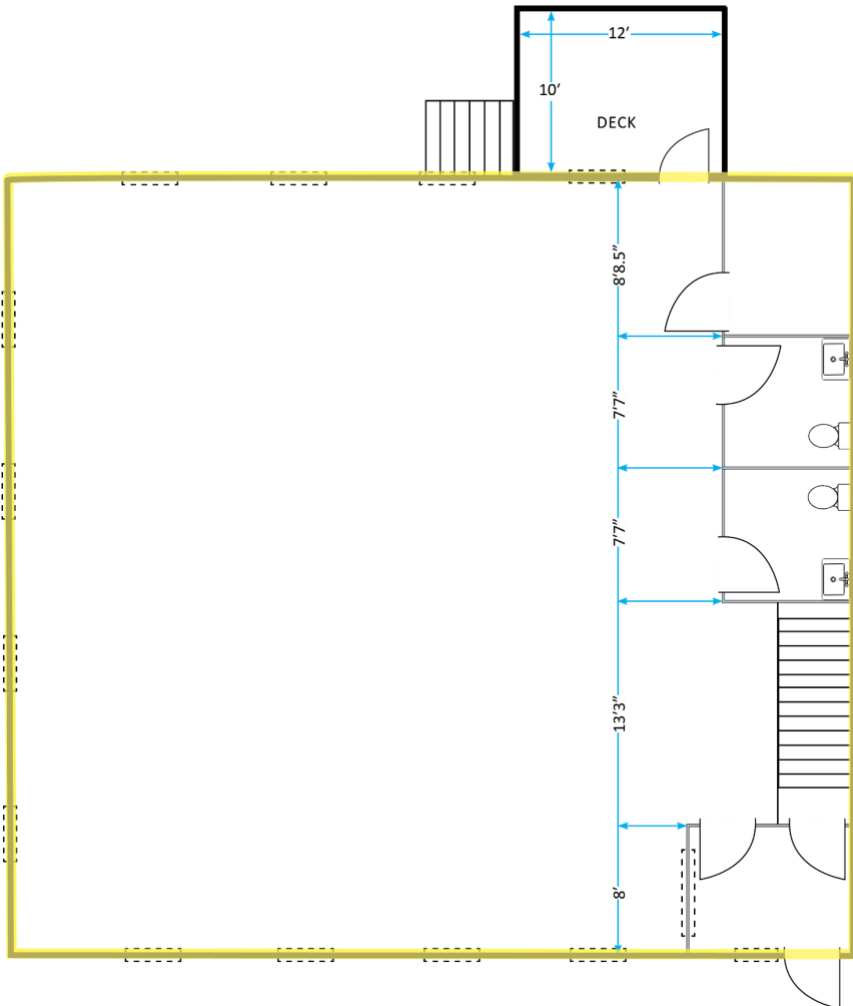
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6,457± SF Medical/Professional Office Building

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2,300± SF – Unit 2: Blank Space (left side of building)



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BUILDING INFORMATION

GROSS BLD. AREA: 6,457± SF

AVAILABLE AREA: 6,457± SF

OF FLOORS: 1.5 Stories

SPACE BREAKDOWN:

Unit 1 (finished, medical build-out):

1st Floor – 2,300± SF

2nd Floor – 925± SF

Unit 2 (unfinished):

1st Floor – 2,300± SF

2nd Floor – 925± SF

CONSTRUCTION: Wood Frame

ROOF TYPE: Gable, Asphalt Shingle

YEAR BUILT: 2020

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Forced Hot Air

SPRINKLERED: TBD

ELECTRIC/POWER: 200 Amps

SITE INFORMATION

SITE AREA: 1.62± Acres

ZONING: TVC

PARKING: 23 Parking Spaces

SIGNAGE: Directory

VISIBILITY: Excellent on Mountain Rd

FRONTAGE: ±143'

HWY ACCESS: I-91, Rt 20

TRAFFIC COUNT: 10,100± ADT

UTILITIES

SEWER/WATER: Public

GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

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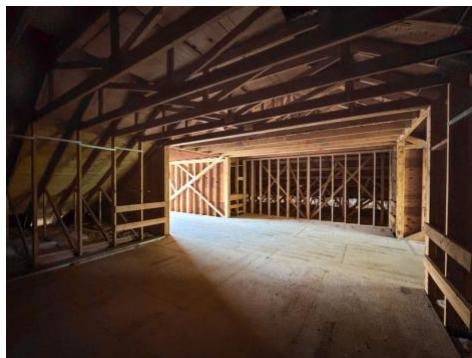
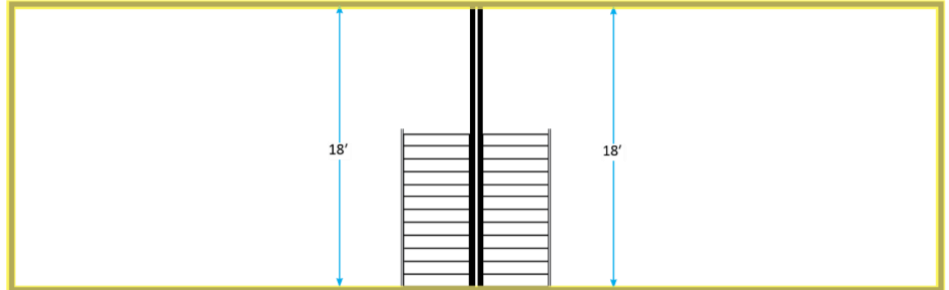
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Upstairs Units

Right Side Finished
Left Side Unfinished

925± SF EACH



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