

FOR LEASE | 4,032± SF MEDICAL/OFFICE Premier Medical Office Campus

2400 Tamarack Avenue, South Windsor, CT 06074

LEASE RATE: \$22.75/SF NNN

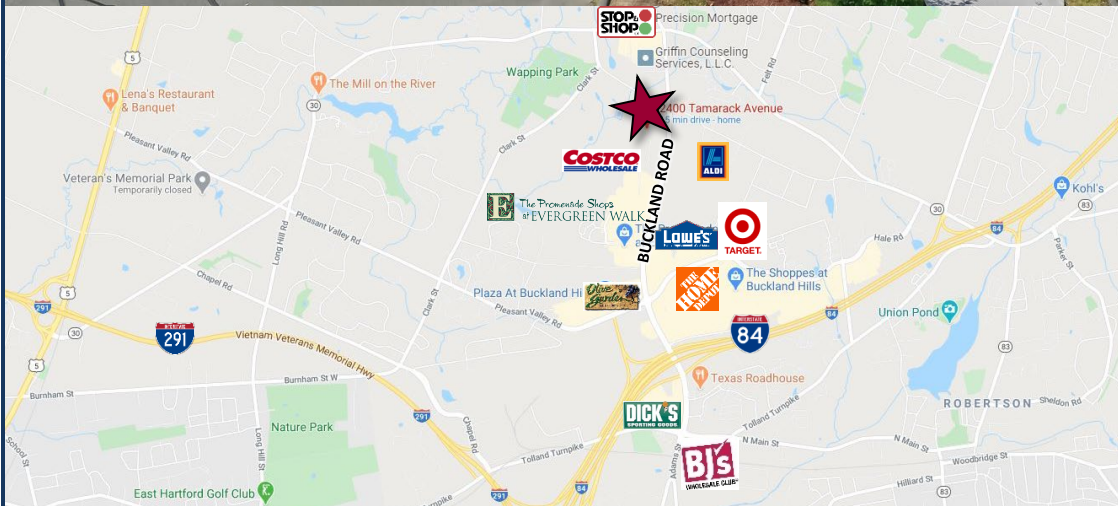


HEALTHCARE
REALTY

O,R
&L
COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.

Virtual Tour



Property Highlights

- Medical/Office suites
- Up to 4,032 SF
- 2 Stories
- 3 building Medical Campus
- Private Restrooms
- Ample parking
- Traffic: 12,805 ADT on Buckland Road
- Zoning: GD
- I-84, Exit 62
- Many area amenities

For more information contact:

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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Premier Medical Office Campus

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BUILDING INFORMATION

GROSS BLD. AREA 30,602± SF
 AVAILABLE AREA Suite 203: 4,032± SF
 MAX CONTIGUOUS AREA 4,032± SF
 WILL SUBDIVIDE 1,500± SF
 OCCUPANCY LEVEL 97%
 NUMBER OF FLOORS 2
 FLOOR PLATE 15,301± SF
 CONSTRUCTION Masonry
 ROOF TYPE Flat, Tar & Gravel
 YEAR BUILT 2008

SITE

SITE AREA Condo
 ZONING GD
 PARKING Ample
 SIGNAGE Directory and Monument
 VISIBILITY Excellent on Buckland Road
 HWY.ACCESS I-84, Exit 62
 TRAFFIC COUNT 12,805 ADT Buckland Road

UTILITIES

SEWER/WATER City
 GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced hot air
 ELEVATOR(S) Yes, 2

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

OTHER TENANTS ECHN (Prospect Medical, Rockville & Manchester Hospitals), Evergreen Endoscopy Center, Colon & Rectal Surgeons of Greater Hartford, Acclaim Behavioral Service, OBGYN Group

AREA RETAIL Evergreen Walk, Shoppes at Buckland Hills, Lowe's, Target, Home Depot, Walmart

COMMENTS Beautifully appointed office space directly inside the front door or on the 2nd floor

DIRECTIONS I-84 E to Exit 62, Left on Buckland St, Left on Deming St, Left on Tamarack Avenue.

Property Highlights

- Medical/Office suites
 - Suite 203: 4,032± SF Contiguous
- 2 Stories
- 3 building Medical Campus
- Private Restrooms
- Ample parking
- Traffic: 12,805 ADT on Buckland Road
- Zoning: GD
- I-84, Exit 62
- Many area amenities
 - Shopping
 - Banking
 - Dining



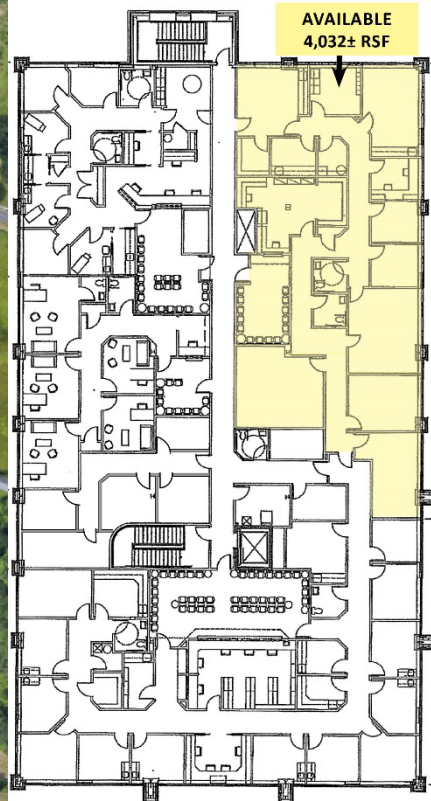
Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



2400 Tamarack, S Windsor
2nd Floor Plan 4,032± RSF



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