



**COMMERCIAL**

*Ranked in Top 50  
Commercial Firms in U.S.*

Wawecus Medical  
Center  
79  
MAIN ENTRANCE

WAWECUS MEDICAL CENTER	
LOWER LEVELS	UPPER LEVELS
Labwork	Labwork
Exam Rooms & Procedure	Exam Rooms & Procedure
Imaging	Imaging
Pharmacy	Pharmacy
Medical Office Space	Medical Office Space
Administrative Offices	Administrative Offices
Waiting Room	Waiting Room
Reception	Reception
Storage	Storage
Restrooms	Restrooms
Janitor's Closet	Janitor's Closet
Emergency Room	Emergency Room

# FOR LEASE

**Wawecus Medical Center, 79 Wawecus Street, Norwich, CT**

**Medical Office Space Ranging from 589± up to 12,340± SF**

**LEASE RATE: Price Upon Request**

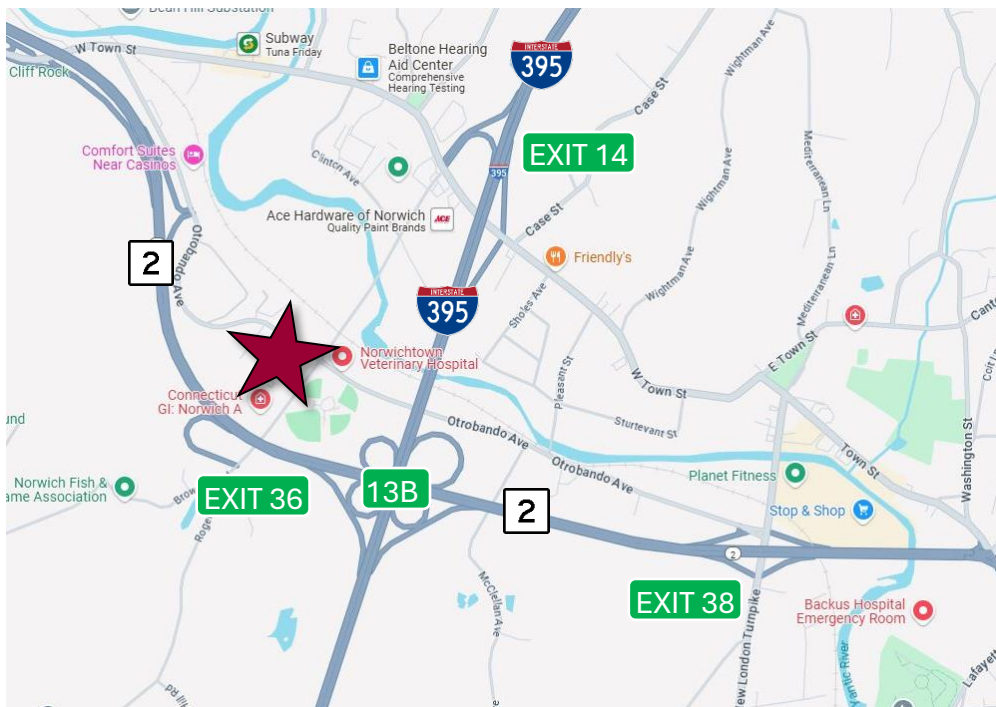
## HIGHLIGHTS

- Professional Medical Office Space
- Suites Ranging from 589± SF up to 12,340± SF
- Ample Open Parking
- Convenient Access to Highways – Route 2 & I-395
- ADT: 41,000± on Route 2
- ADT: 37,200± on I-395
- Close Proximity to Backus Hospital

## CONTACT

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Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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**BUILDING INFORMATION – 79 Wawecus St**

**GROSS BLDG AREA:** 44,294± SF  
**AVAILABLE AREA:** 13,629± SF  
**WILL SUBDIVIDE TO:** 589± SF  
**MAX CONTIGUOUS SF:** 12,340± SF  
**# OF FLOORS:** 2 (including ground level)  
**CONSTRUCTION:** Masonry, Steel  
**YEAR BUILT:** 1999

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central Air  
**HEAT:** Gas, Hot Water  
**ELEVATORS:** Yes

**SITE INFORMATION**

**SITE AREA:** 2.66± Acres  
**ZONING:** BP  
**PARKING:** Ample, Open  
**SIGNAGE:** Pylon, Lobby  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-395 to Route 2 / 32  
**TRAFFIC COUNT:** 37,800± SF on I-395 & 41,000± on Route 2

**UTILITIES**

**SEWER/WATER:** Public Connected  
**GAS:** Yes

**TAXES**

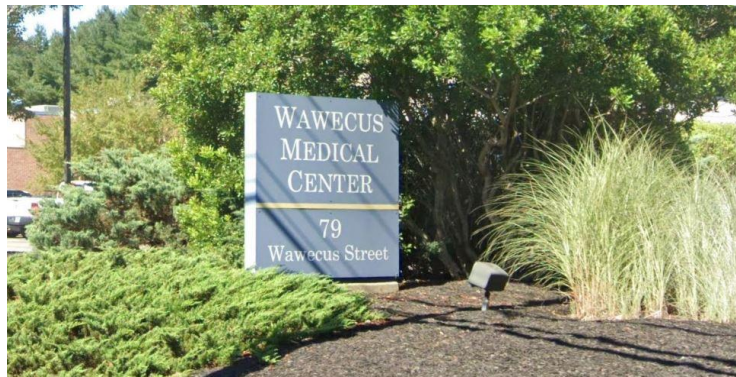
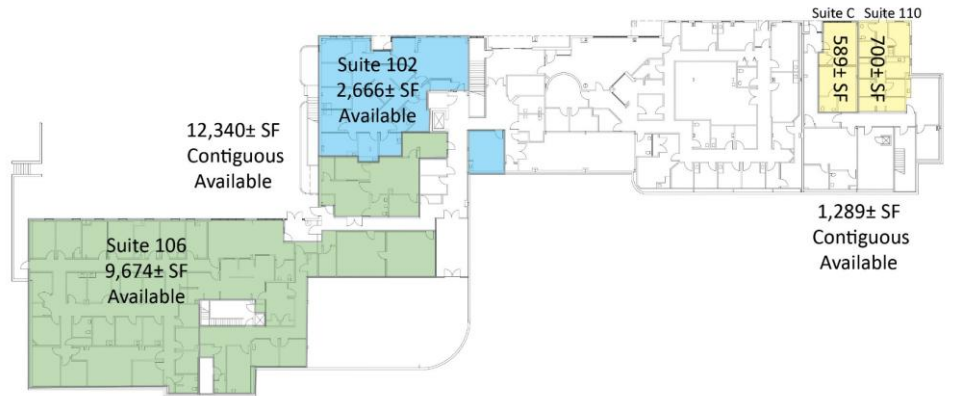
**ASSESSMENT:** \$5,921,100  
**MILL RATE:** 34.51  
**TAXES:** \$206,113.50 / \$4.65/psf (2025)

**EXPENSES**

**RE TAXES:** ☒ Tenant ☐ Landlord  
**UTILITIES:** ☒ Tenant ☐ Landlord  
**INSURANCE:** ☒ Tenant ☐ Landlord  
**MAINTENANCE:** ☒ Tenant ☐ Landlord  
**JANITORIAL:** ☒ Tenant ☐ Landlord

**DIRECTIONS:** I-395 to Exit 13-B for CT-2 / CT-32 to Exit 35-B to Browning Rd / Wawecus St

**Current Ground Floor Availability**



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