

# FOR LEASE | 1,874± SF MEDICAL OFFICE SPACE ADJACENT TO PRO HEALTH & BRISTOL ORTHOPAEDICS

625 Clark Avenue, Suite A, Bristol, CT 06010

LEASE RATE: \$18/SF NNN

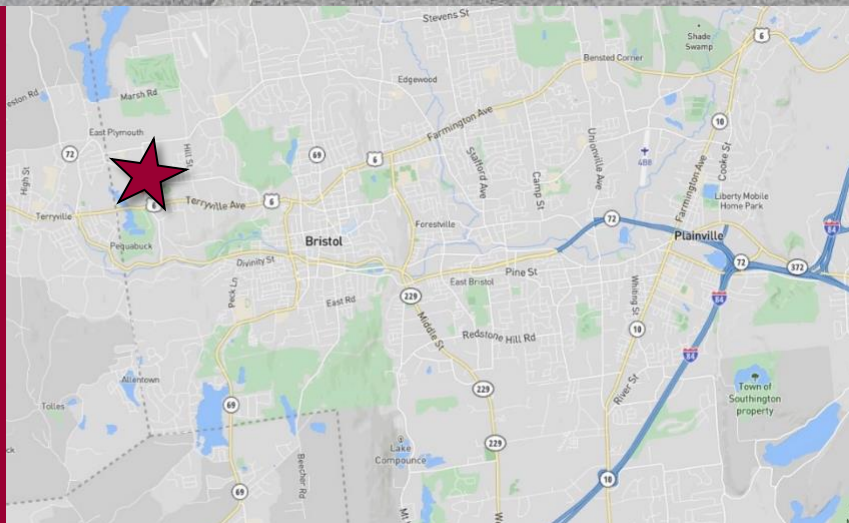


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## Property Highlights

- 6,092± SF Building
- Suite A: 1,874± SF Available
  - Vanilla Shell space
- 1 Story
- 3.30± Acres
- 26 parking spaces
  - 5.68/1000 Ratio
- Frontage: 331'
- Traffic: 3,900± ADT
- Zoning: IP-3

For more information contact: [Kyleigh Caron](mailto:kyleigh@orlcommercial.com) | 860.761.6004 | [kcaron@orlcommercial.com](mailto:kcaron@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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 6,092± SF  
AVAILABLE AREA 1,874± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Brick / Masonry  
ROOF TYPE Hip, Asphalt Shingle  
YEAR BUILT 2003

## SITE INFORMATION

SITE AREA 3.30± Acres  
ZONING IP-3  
PARKING 26 parking spaces,  
5.68/1000  
SIGNAGE Hanging Sign  
VISIBILITY Clark Avenue  
FRONTAGE 331'  
HWY.ACCESS CT-72, Route 6, Route 8  
TRAFFIC COUNT 3,900 ADT

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air-Duc  
SPRINKLERED No  
ELECTRIC SERVICE 200 amps

## UTILITIES

SEWER Public  
WATER Public  
GAS Propane

OTHER TENANTS Pro Health Physicians,  
Bristol Orthopaedics

COMMENTS Landlord to provide Vanilla shell with drop ceiling, lighting, poured slab with stubbed electrical and plumbing. Will build to suit

## EXPENSES

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

## Property Highlights

- 6,092± SF Building
- Suite A: 1,874±SF Available
- Vanilla Shell space
- 1 Story
- 3.30± Acres
- 26 parking spaces
  - 5.68/1000 Ratio
- Frontage: 331'
- Traffic: 3,900± ADT
- Zoning: IP-3
- Many area amenities
  - Shopping
  - Banking
  - Dining



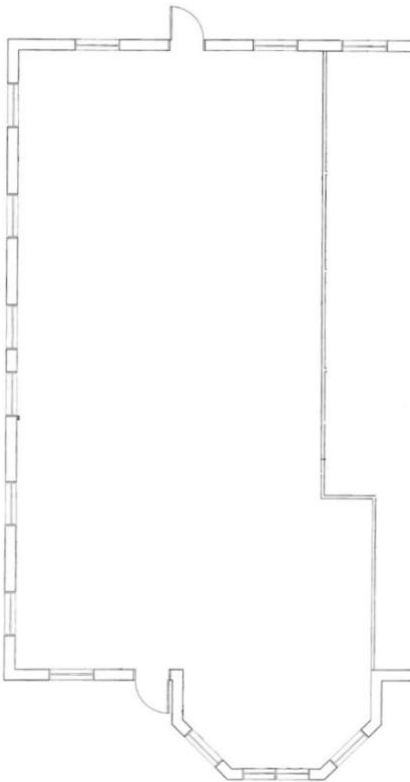
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FIND US ON



DIRECTIONS I-84 to CT 72 W. Right onto Clark Avenue.



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