

FOR LEASE | PROFESSIONAL OFFICE SPACE

33,417± SF ON FIRST FLOOR | 30,000± SF ON SECOND FLOOR

Meriden Business Park, 500 South Broad Street, Meriden, CT 06450

LEASE RATE: \$9.35/SF NNN - (NNN Expenses - \$1.65/SF)



Ranked in Top 50
Commercial Firms in U.S.

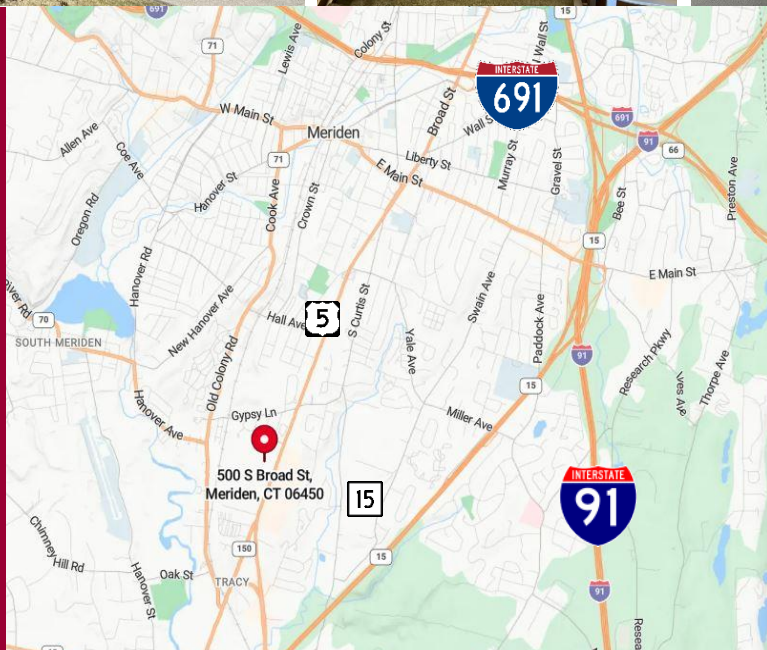


DRONE TOUR



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Property Highlights

- 422,000± SF Building on 48.10 Acres
- Up to 63,417± SF Office Space For Lease
 - 1st & 2nd Floor Availabilities
 - 33,417± SF on 1st Floor
 - 30,000± SF on 2nd Floor
 - Elevator Access
 - Lease Rate: \$9.35/SF NNN
- Ample parking with 550 spaces
- Zoning: M-3
- Located on Meriden / Wallingford line. Great Access to Highways.
- Note: Industrial & Flex space also available. See Industrial / Flex Flyer

For more information contact:

Frank Hird, SIOR | 203-643-1033 | 203-494-6302 | fhird@orlcommercial.com or Luke Massirio | 860-883-6013 (cell) | 860-761-6016 | lmassirio@orlcommercial.com
or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

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

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

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BUILDING INFORMATION

GROSS BLDG AREA	422,000± SF (312,000 SF Ind., 110,000 SF Ofc.)
AVAILABLE AREA	2 nd FL: 30,000± SF Office 1 st FL: 33,417± SF Office LL: 10,208± SF Flex LL: 135,252± SF Industrial
WILL SUBDIVIDE TO	3,000 SF
NUMBER OF FLOORS	3
CORE FACTOR	15% Office
CLEAR HEIGHT	Flex: 10' / Industrial 17.6'
COLUMN SPACING	Office: 23'6" x 27'
CONSTRUCTION	Masonry block with brick
ROOF TYPE	Concrete with modified membrane
YEAR BUILT	1957, 1961-1963, 1970

SITE

INFORMATION

SITE AREA	48.10± acres
ZONING	M-3
PARKING	550 spaces (2.54/1000)
SIGNAGE	Building & Monument
VISIBILITY	Limited
HWY ACCESS	1 ½ miles to Rt. 15 4+ miles to I-691 6+ miles to I-91

UTILITIES

SEWER	City
WATER	City
GAS	Yankee Gas

MECHANICAL EQUIPMENT

TYPE OF HEAT	Natural gas
SPRINKLERED	Yes
ELECTRIC SERVICE	277/480V
ELEVATOR(S)	1 passenger, 1 freight/6,000 lb.

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord

COMMENTS O,R&L Commercial is pleased to offer 33,417± SF of professional Office space on the 1st floor and 30,000± SF of Office space on the 2nd floor with various configurations available. There is an auditorium that seats 200± people in the building. The property provides ample parking with over 500 spaces, excellent access to highways and local services and is located in Meriden just over the Wallingford line on Route 5 / South Broad Street.

DIRECTIONS I-91 to I-691 to Exit 8; South on Rt 5 approximately 2 ½ miles.

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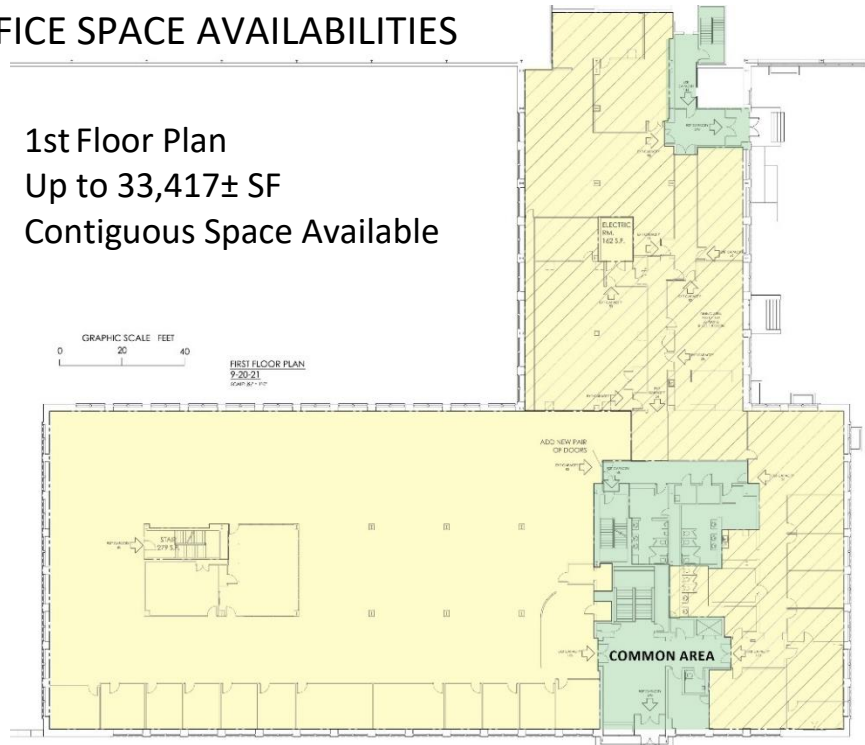


OFFICE SPACE AVAILABILITIES

1st Floor Plan

Up to 33,417± SF

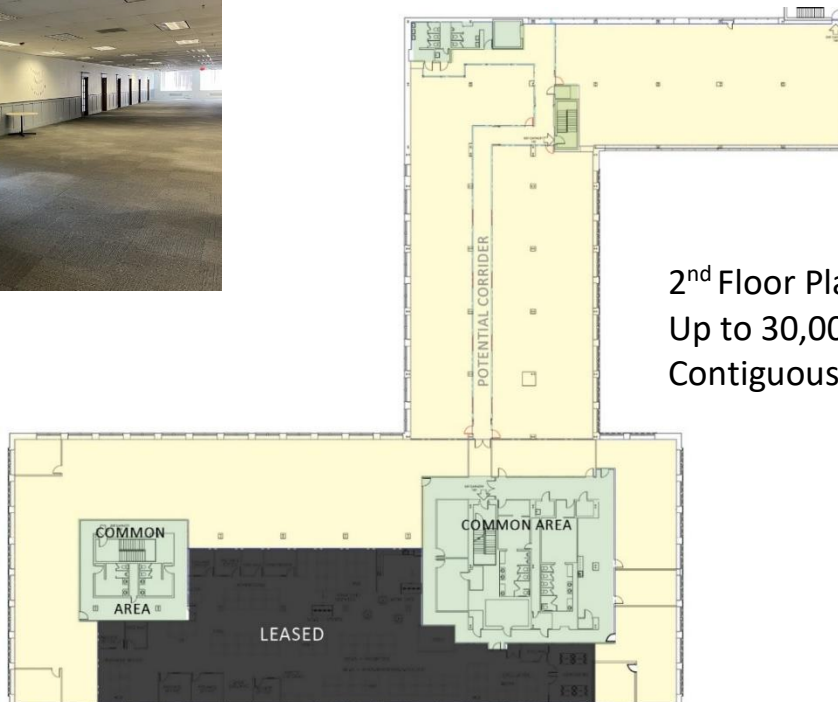
Contiguous Space Available



2nd Floor Plan

Up to 30,000± SF

Contiguous Space Available



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