



Ranked in Top 50  
Commercial Firms in U.S.

# FOR LEASE

**Constitution Professional Park, 505 Willard Avenue, Newington, CT 06111**  
**UP TO 5,700± SF OFFICE/MEDICAL SUITES AVAILABLE**

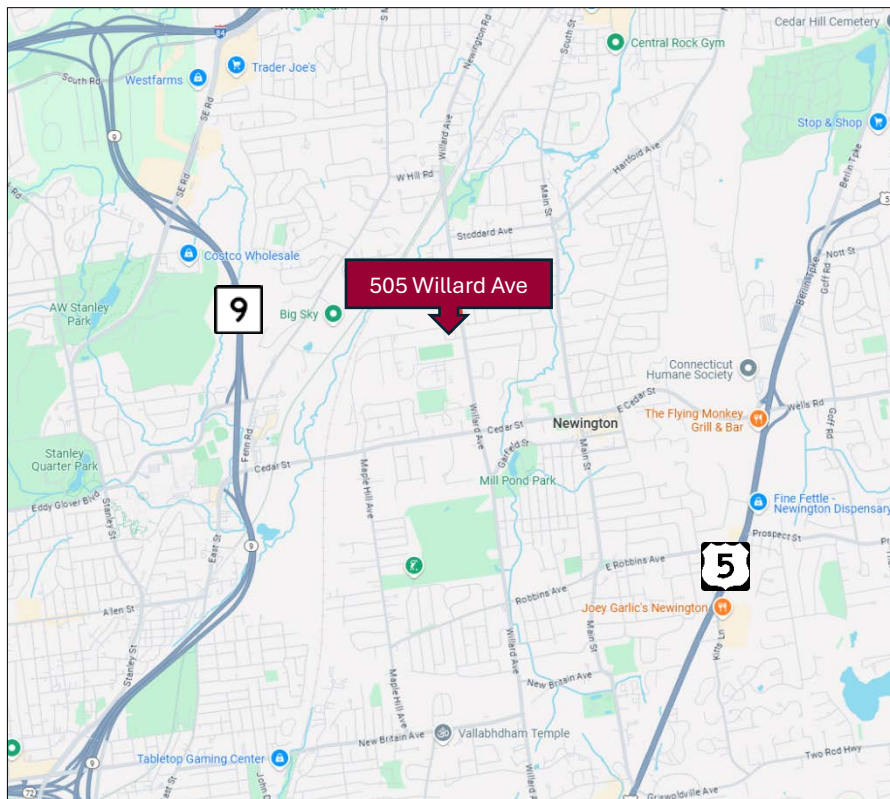
**LEASE RATE: Call for Details**

## HIGHLIGHTS

- 3 Building Medical/Professional Office Complex totaling 31,173± SF
- TOTAL of 5,700± SF Available
  - SUITE 2A – 2,900± SF (*Admin Office*)
  - SUITE 2C – 2,800± SF (*Medical Suite*)
- High Traffic – 15,700± ADT
- 2 Mile Population – 32,193±
- 5 Mile Population – 264,450±
- Join Hartford Healthcare, Starling Physicians, Constitution Eye Care, Select Physical Therapy and more

## CONTACT

**Jay L. Morris** | (860) 721-0033  
[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)

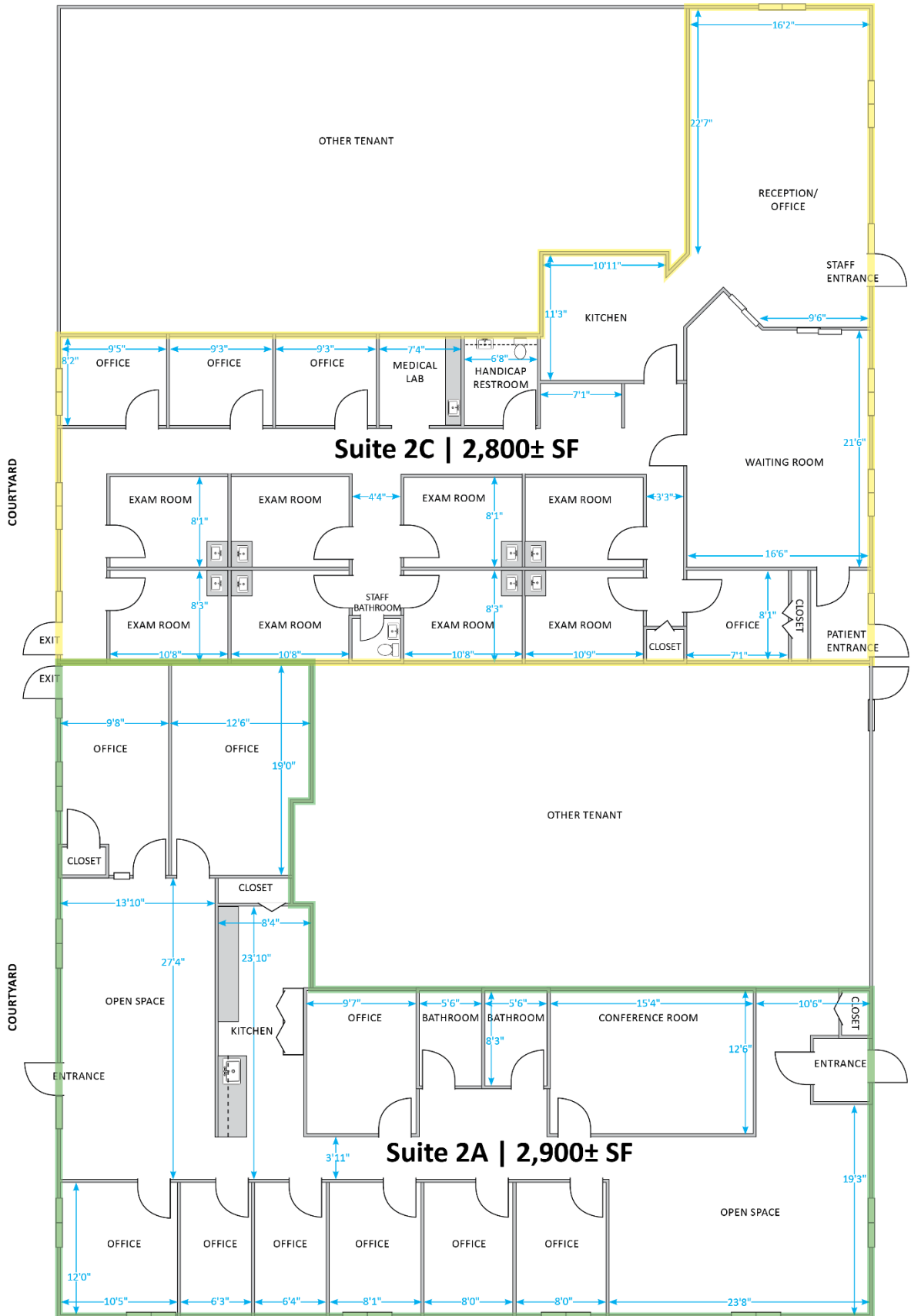


2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

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. | **PAGE 1 OF 4**



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



505 Willard Ave, Newington, CT 06111

Up to 5,700± SF Medical/Office Suites Available

**LEASE RATE: Call for Details**

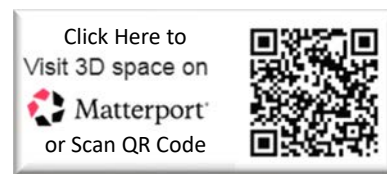
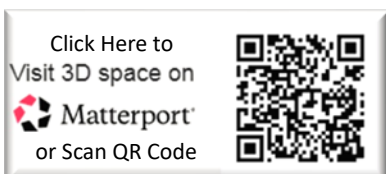
# FOR LEASE



Suite 2A – 2,900± Fully Built-Out Office Suite



Suite 2C – 2,800± Fully Built-Out Medical Suite



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

Broker of Record: Jay Morris | (860) 721-0033 | 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. | **PAGE 3 OF 4**





# FOR LEASE

505 Willard Ave, Newington, CT 06111

Up to 5,700± SF Medical/Office Suites Available

LEASE RATE: Call for Details

## BUILDING INFORMATION

**TOTAL OF 3 BUILDINGS:** 31,173± SF

**GROSS BLDG. 2 AREA:** 9,028± SF

**AVAILABLE AREA:** Building 2

5,700± SF TOTAL

Suite 2A | 2,900± SF Office Space

Suite 2C | 2,800± SF Medical Space

**NUMBER OF FLOORS:** 1

**YEAR BUILT:** 1979

**CONSTRUCTION:** Brick Veneer

**ROOF TYPE:** Membrane

## SITE INFORMATION

**SITE AREA:** 5.62 acres

**ZONING:** CD

**PARKING:** Ample

**SIGNAGE:** Monument,  
Directory, & On-Building

**VISIBILITY:** Excellent on Willard Ave

**HWY ACCESS:** Rt. 9, I-84

**TRAFFIC COUNT:** 15,700± ADT

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Gas, Forced Hot Air

**UTILITIES:** Separately Metered

## UTILITIES

**SEWER:** City

**WATER:** City

**GAS:** Yes

## EXPENSES

**RE TAXES** ☒ Tenant ☐ Landlord

**UTILITIES** ☒ Tenant ☐ Landlord

**INSURANCE** ☒ Tenant ☐ Landlord

**MAINTENANCE** ☒ Tenant ☐ Landlord

**JANITORIAL** ☒ Tenant ☐ Landlord



## CONTACT

Jay L. Morris | (860) 721-0033

[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

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. | PAGE 4 OF 4