



Ranked in Top 50  
Commercial Firms in U.S.

YOUR BUSINESS HERE

YOUR BUSINESS HERE

# FOR LEASE

775 Silver Lane, East Hartford, CT 06118

1,150± SF PREVIOUS SALON SPACE AND 1,100± SF CORNER RETAIL SPACE

LEASE RATE: \$11/SF NNN

## HIGHLIGHTS

- 29,750± SF Plaza
- 2 Prime Retail Spaces
- 1 Story Building
- Signage On-Building/Pylon
- 2.70± Acres in the B6 Zone
- 5.99/1000 Parking Ratio
- Traffic Count: 11,600± ADT
- Excellent Visibility

## CONTACTS

**Luke Massiro**

Ofc: (860) 761-6016 | Cell: (860) 883-6013

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

**Kyleigh Caron**

Ofc: (860) 761-6004

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



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



2 Summit Place, Branford, CT 06450 | (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 2



# FOR LEASE

**\$11/SF NNN**

**775 Silver Lane, East Hartford, CT 06118**

**2 PRIME RETAIL SPACES AVAILABLE**

### BUILDING INFORMATION

**GROSS BLD. AREA:** 29,570± SF

**AVAILABLE AREA:** 1,100± SF End Cap Space  
1,150± SF Inline Space

**# OF FLOORS:** 1

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Flat, Typical

**YEAR BUILT:** 1987

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Hot Air

**SPRINKLERED:** TBD

### SITE INFORMATION

**SITE AREA:** 2.7± Acre

**ZONING:** B6

**PARKING:** 5.99/1000 ratio

**SIGNAGE:** On-Building / Pylon

**VISIBILITY:** Excellent

**FRONTAGE:** 247.7' on Silver Lane

**HWY ACCESS:** I-84, Exit 58

**TRAFFIC COUNT:** 11,600± ADT

### UTILITIES

**SEWER:** Public

**WATER:** Public

**GAS:** Yes

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

**NNN EXPENSES:** \$4.50/SF



### CONTACTS

**Luke Massirio**

Ofc: (860) 761-6016 Cell: (860) 883-6013

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

**Kyleigh Caron**

Ofc: (860) 761-6004

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



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



2 Summit Place, Branford, CT 06450 | (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 2 OF 2