



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

505 Willard Avenue, Constitution Professional Park, Newington, CT 06111

2 OFFICE/MEDICAL SUITES AVAILABLE

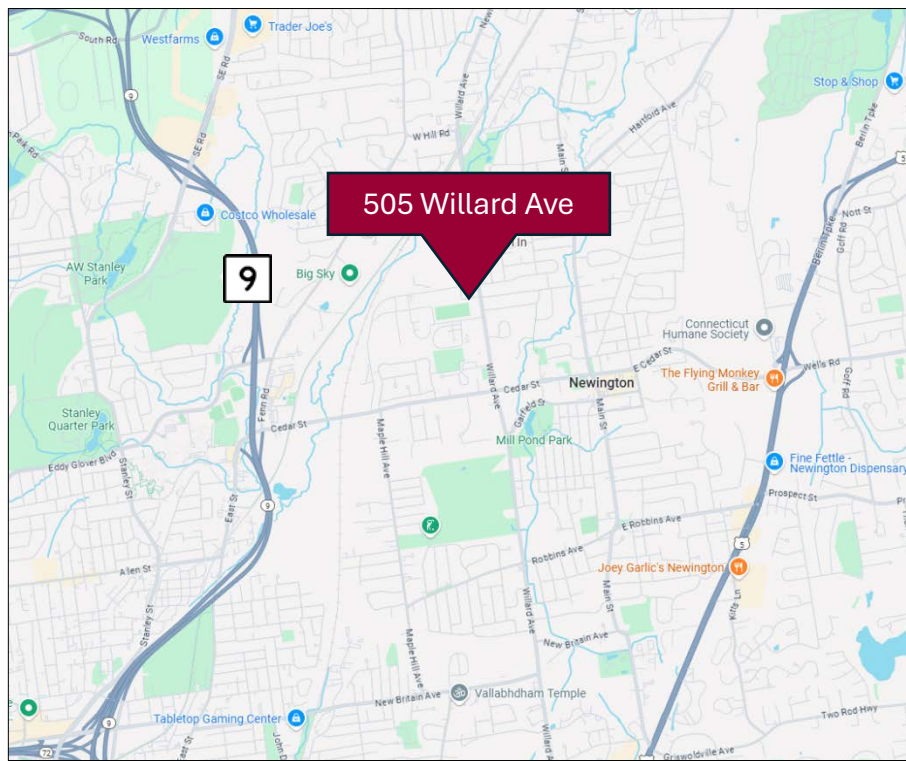
LEASE RATE: Call for Details

HIGHLIGHTS

- 3 Building Medical/Professional Office Complex totaling 31,173± SF
- 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

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WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.



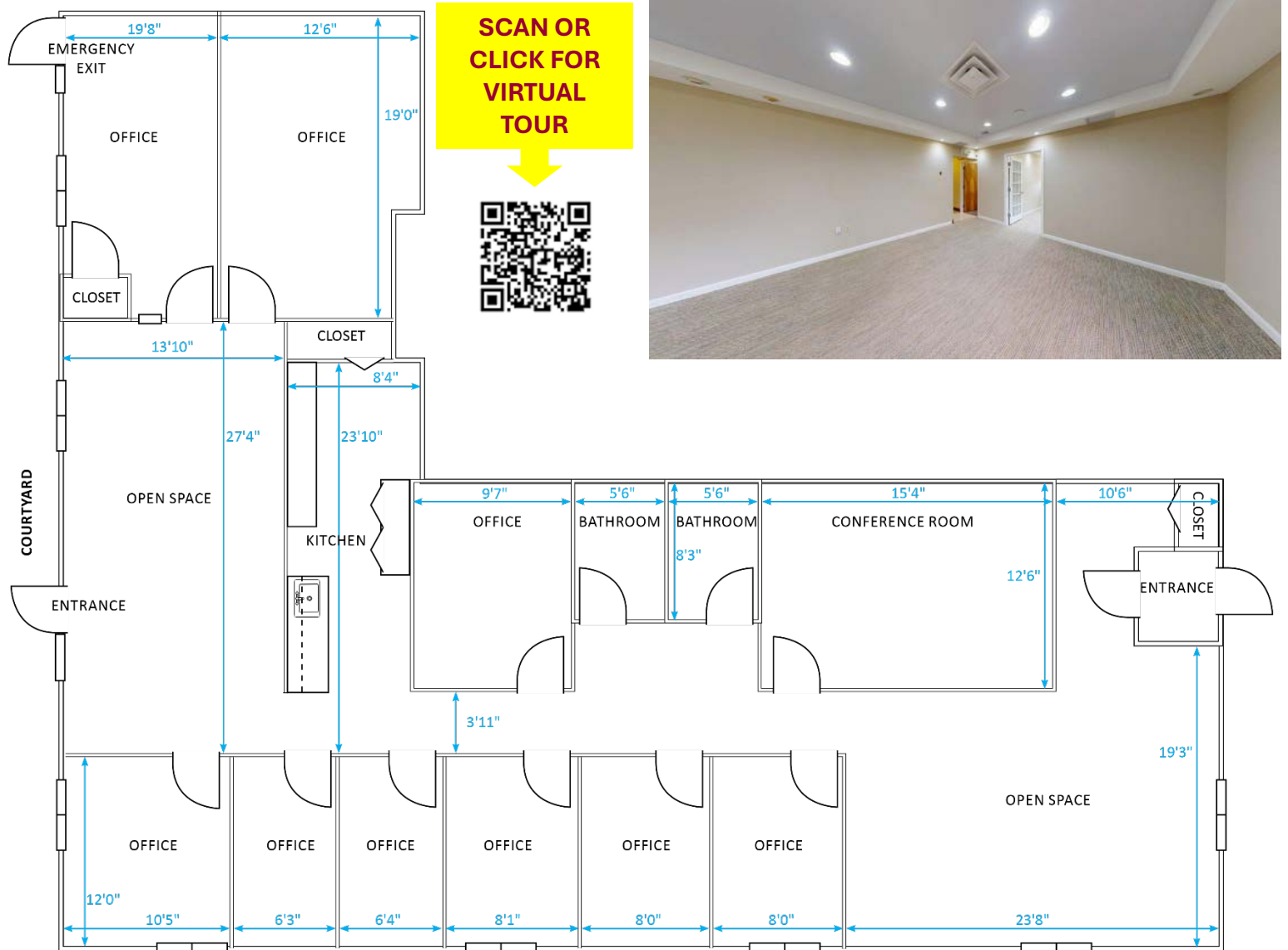
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Suite 2A – 2,900± Administrative Office



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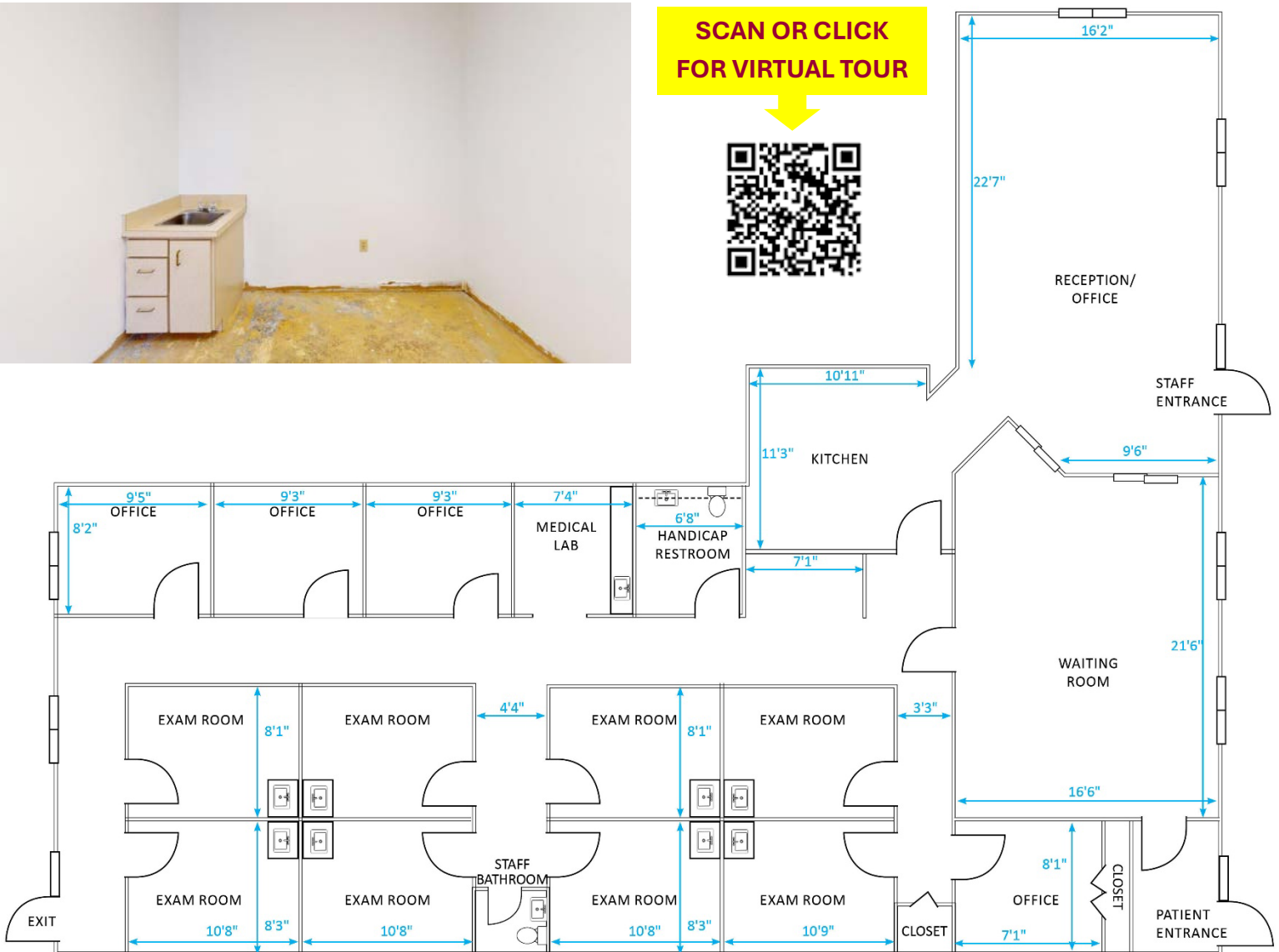
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Suite 2C – 2,800± Fully Built-Out Medical Suite



SCAN OR CLICK
FOR VIRTUAL TOUR



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BUILDING INFORMATION

TOTAL OF 3 BUILDINGS: 31,173± SF

GROSS BLDG. 2 AREA: 9,028± SF

AVAILABLE AREA: Building 2

Suite 2A | 2,900± SF

Suite 2C | 2,800± SF

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



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