

FOR LEASE | MULTIPLE MEDICAL OFFICE SUITES THE BEECHES – 816-820 Broad Street, Meriden, CT 06450

Unit 10: 5,000± SF | Unit 13: 2,248± SF

LEASE RATE: \$18/SF Modified Gross



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Unit 10: 5,000± SF
- Unit 13: 2,248± SF
- 188 parking spaces
- C-2 Zone
- ¼ mile to I-691, Exit 8
- Traffic: Up to 18,400 ADT
- Centrally located
- Signage: Monument
- Visibility on Broad Street

For more information contact: Kyleigh Caron | 860.761.6004 | kcaron@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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 | 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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THE BEECHES – 816-820 Broad Street, Meriden, CT 06450



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BUILDING INFORMATION

GROSS BLD. AREA 32,130± SF
AVAILABLE AREA Suite 10: 5,000± SF
Suite 13: 2,248± SF
COLUMN SPACING Clear span
CONSTRUCTION Brick
ROOF TYPE Gable
YEAR BUILT 2000

MECHANICAL EQUIPMENT

AIR CONDITIONING 100%
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No
ELECTRIC SERVICE 100 amp

COMMENTS Ideal for medical or professional office use.

OTHER TENANTS ProHealth

SITE INFORMATION

SITE AREA 3.88± Acres
ZONING C-2
PARKING 188 spaces
SIGNAGE Monument
VISIBILITY On Broad Street
HWY.ACCESS ¼ mile to I-691, Exit 8
TRAFFIC COUNT 14,300 - 18,400 ADT

UTILITIES

SEWER City
WATER City
GAS Yes

EXPENSES

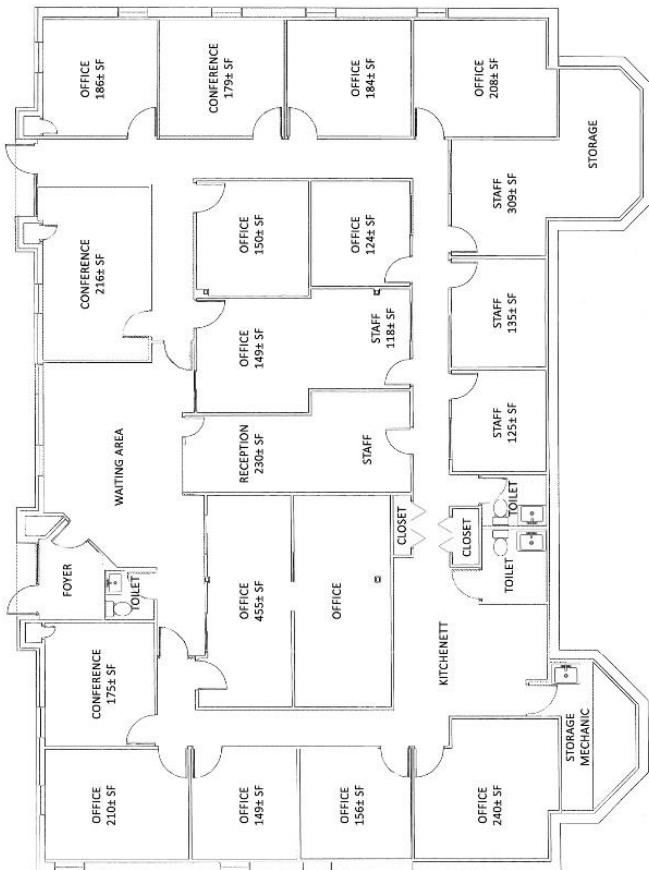
RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

Property Highlights

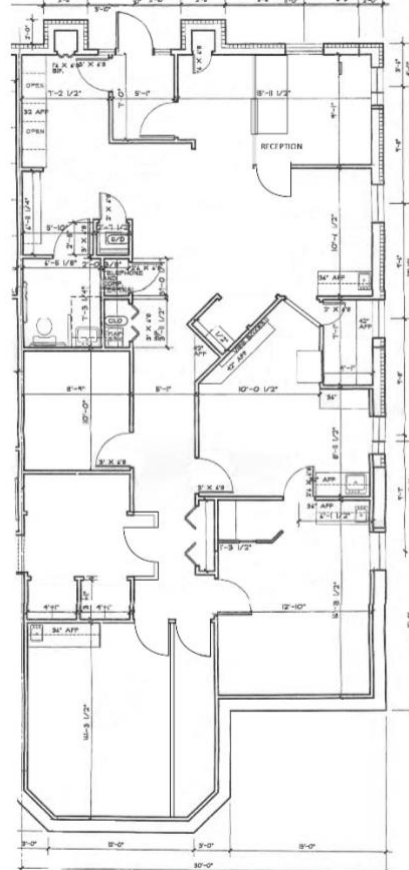
- Unit 10: 5,000± SF
- Unit 13: 2,248± SF
- 188 parking spaces
- C-2 Zone
- ¼ mile to I-691, Exit 8
- Traffic: Up to 18,400 ADT
- Centrally located
- Signage: Monument
- Visibility on Broad Street
- Many area amenities
 - Shopping
 - Banking
 - Dining

DIRECTIONS Immediate access to I-691 | I-691 Exit 8, Left on Rt. 5/Broad Street

Unit 10: 5,000± SF



Unit 13: 2,248± SF



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