



FOR LEASE

200 Executive Boulevard, Southington, CT 06489

UP TO 17,850± SF OFFICE SPACE AVAILABLE ON 4th FLOOR (10,150± SF Contiguous)

LEASE RATE \$18.00/SF Full Service Gross

HIGHLIGHTS

- 150,000 SF Class “A” Office
- Multiple Suites available
- 4 floors
- 600 parking spaces
- Signalized entrance
- 3 loading docks
- Full renovation completed
- Directly off I-84, Exit 31
- Many area amenities available with over 34 restaurants within 3 miles

CONTACTS

Robert Gaucher | (860) 761-6006

bgaucher@orlcommercial.com

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com



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 1 OF 2



FOR LEASE

LEASE RATE \$18.00/SF NNN

200 Executive Blvd, Southington, CT

1,600± SF – 10,150± SF

BUILDING INFORMATION

GROSS BLD. AREA: 150,000± SF

AVAILABLE AREA: 17,850± SF total of 4th floor

OF FLOORS: 4 FLOORS

SPACE BREAKDOWN:

Suite 4B: 7,700± SF, Suite 4F: 4,000± SF,
Suite 4G: 2,050± SF, Suite 4H: 1,600± SF,
Suite 4I: 2,500± SF can be made available

WILL SUBDIVIDE TO: 1,600± SF

MAX CONTIGUOUS SF: 10,150± SF

FLOOR PLATE: 37,500± SF

LOADING DOCKS: 3

COLUMN SPACING: 32' x 36'

CONSTRUCTION: Steel frame/concrete

ROOF TYPE: EPDM w/ Rock Balast Membrane

YEAR BUILT: 1984, renovated 2015

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas Fired Boilers with Air Handlers, new central HVAC Management System in 2015

SPRINKLERED: 100% Wet System

ELECTRIC/POWER: 10,000 amps/277/
480 volts/3 ph

ELEVATORS: (3) total elevators

GENERATOR: Diesel Back-up power generator

SITE INFORMATION

SITE AREA: 9.99± acres

ZONING: I-1

PARKING: 600 parking spaces

SIGNAGE: Directory

VISIBILITY: Excellent from I-84

HWY ACCESS: Directly off I-84 Exit 31

TRAFFIC COUNT: 40,212 ADT on I-84

UTILITIES

SEWER: City

WATER: City

GAS: CNG

EXPENSES

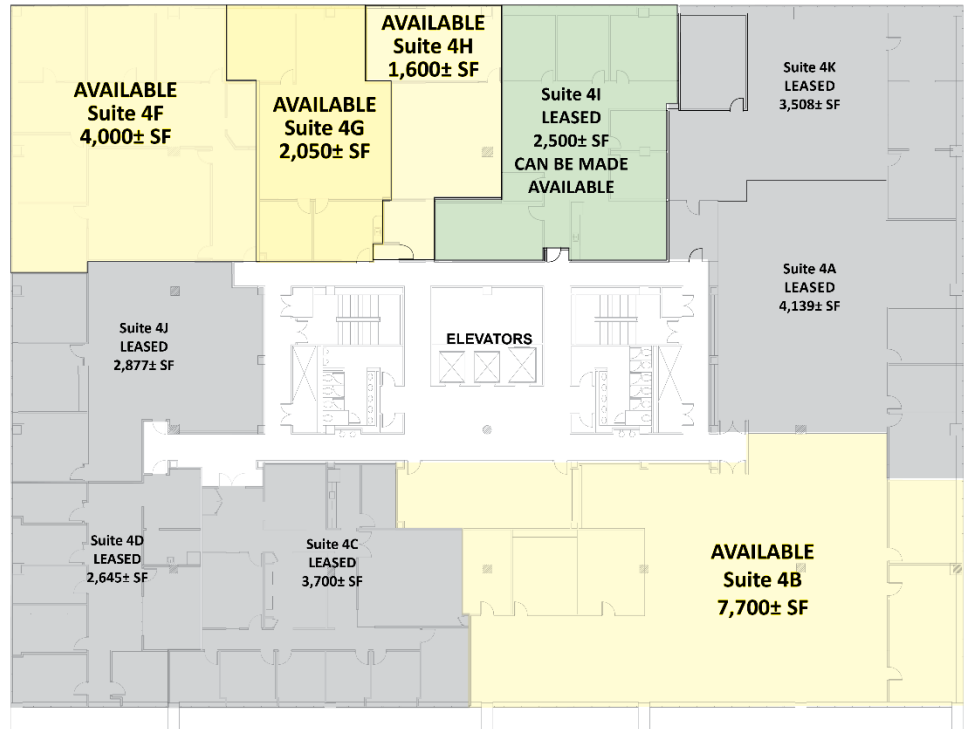
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☐ Tenant ☒ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☐ Tenant ☒ Landlord



CONTACTS

Robert Gaucher | (860) 761-6006
bgaucher@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com



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 2 OF 2**