

# FOR LEASE

200 Executive Boulevard, Southington, CT 06489

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

LEASE RATE \$18.00/SF Full Service Gross

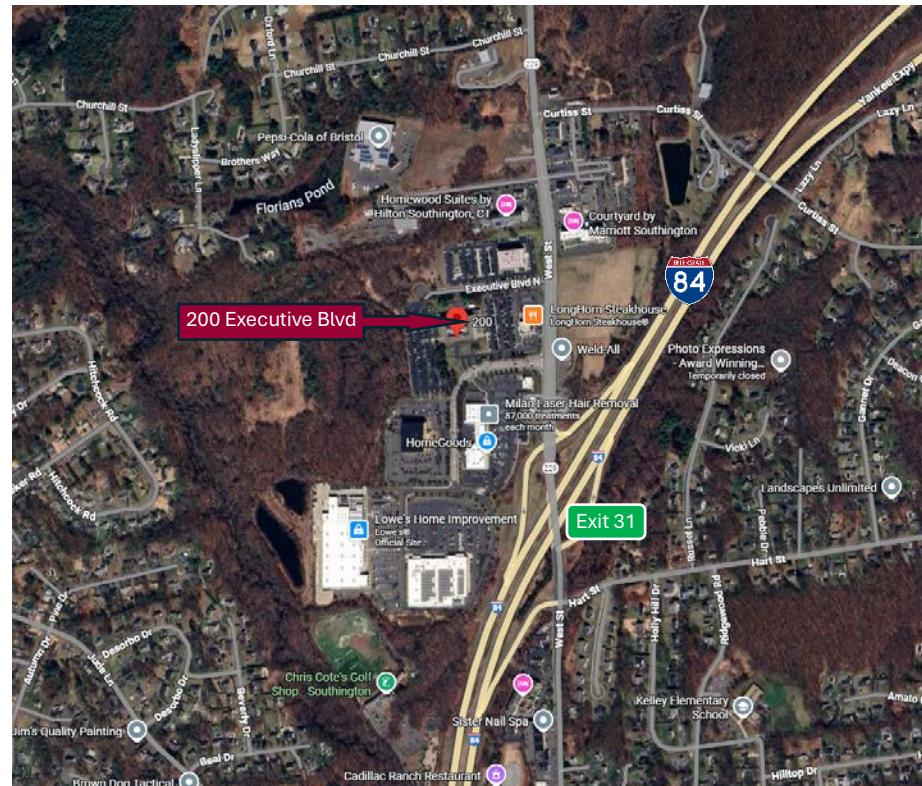
## HIGHLIGHTS

- 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  
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**Jay L. Morris** | (860) 721-0033  
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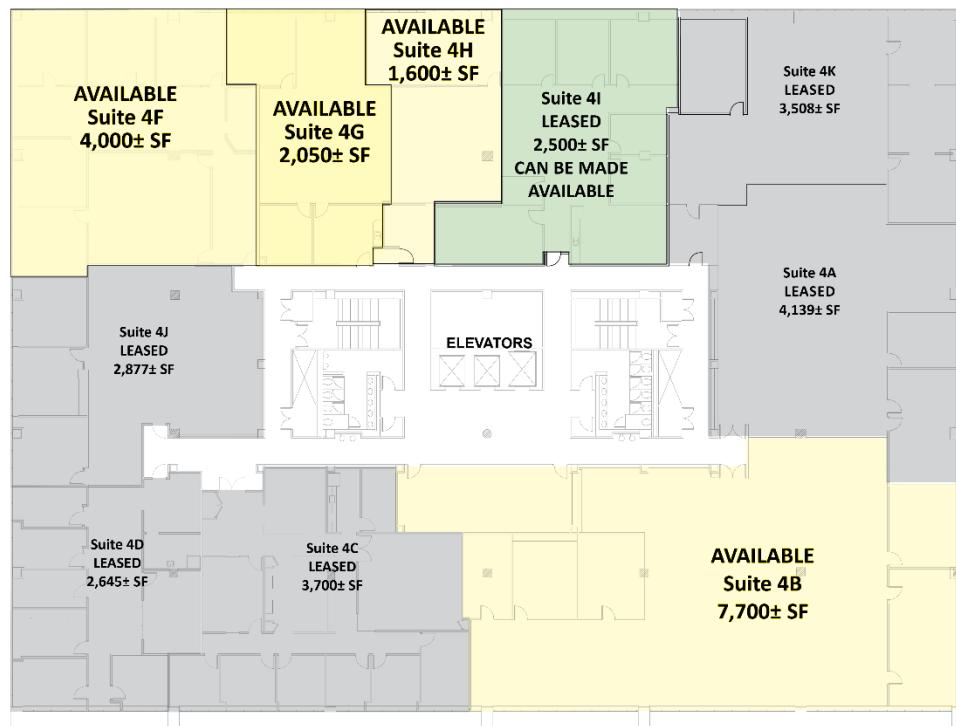
[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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

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**BUILDING INFORMATION****GROSS BLD. AREA:** 150,000± SF**AVAILABLE AREA:** 17,850± SF total of 4<sup>th</sup> 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**

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