

FOR LEASE | UP TO 11,200± SF STREET LEVEL RETAIL SPACE 6,500± SF BELOW GRADE SPACE ALSO AVAILABLE WITH STREET LEVEL LEASE

1064 Main Street, East Hartford, CT 06108

STREET LEVEL LEASE RATE: \$5.50/SF NNN

BELOW GRADE ADDITIONAL LEASE RATE: \$2/SF GROSS PLUS UTILITIES

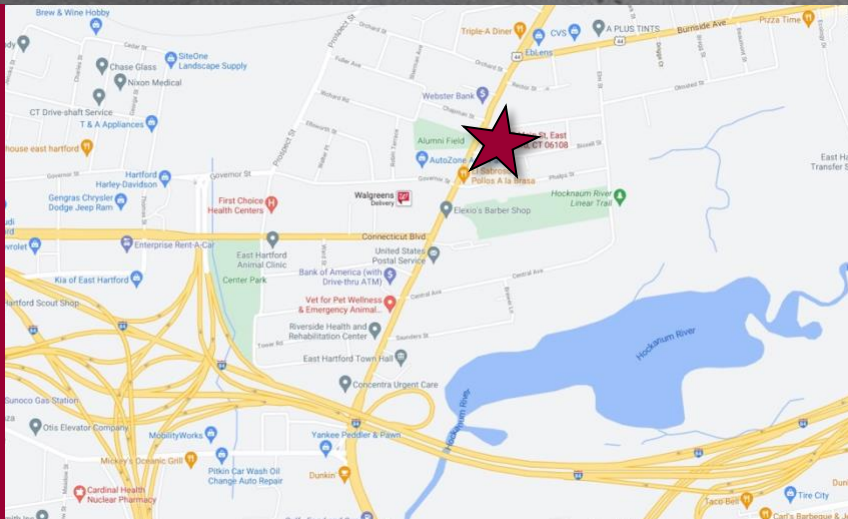


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Property Highlights

- Up to 11,200± SF Available
- Subdividable to 4,400± SF
- Below Grade Space Option
 - With Street Level Lease
 - 6,500± SF
- High Visibility on Rt 5/44
- Signalized Intersection
- Parking: 58± Spaces
- On-Street Parking Available
- 1.20 Acres in B5 Zone
- I-84, Exit 56

For more information contact: Thomas Wilks | 860.761.6018 | twilks@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

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BUILDING INFORMATION

GROSS BLD. AREA	28,557± SF
AVAILABLE AREA	11,200± SF
MAX CONTIGUOUS AREA	11,200± SF
WILL SUBDIVIDE TO	4,400± SF
NUMBER OF FLOORS	1 Story with Below Grade
BASEMENT	6,500± SF
CONSTRUCTION	Steel Frame / Masonry
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1941, Renovated 1988

SITE INFORMATION

SITE AREA	1.20 Acres
ZONING	B5
PARKING	58± Spaces & Street Parking
SIGNAGE	On-Building
VISIBILITY	Excellent on Route 5/44
HWY.ACCESS	I-84, Exit 56
TRAFFIC COUNT	17,400± ADT

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	100% Wet
ELECTRIC SERVICE	250 amps

AREA RETAIL Webster Bank, Auto Zone, Walgreens, Save-A-Lot

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
CAM	± \$4.45/SF	

COMMENTS Prime location at signalized intersection on heavily traveled Main Street (Rt 5/44)

DIRECTIONS I-84, Exit 56. Continue on Governor St. Left onto Main St. Property on Right.

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- Many area amenities
 - Shopping
 - Banking
 - Dining



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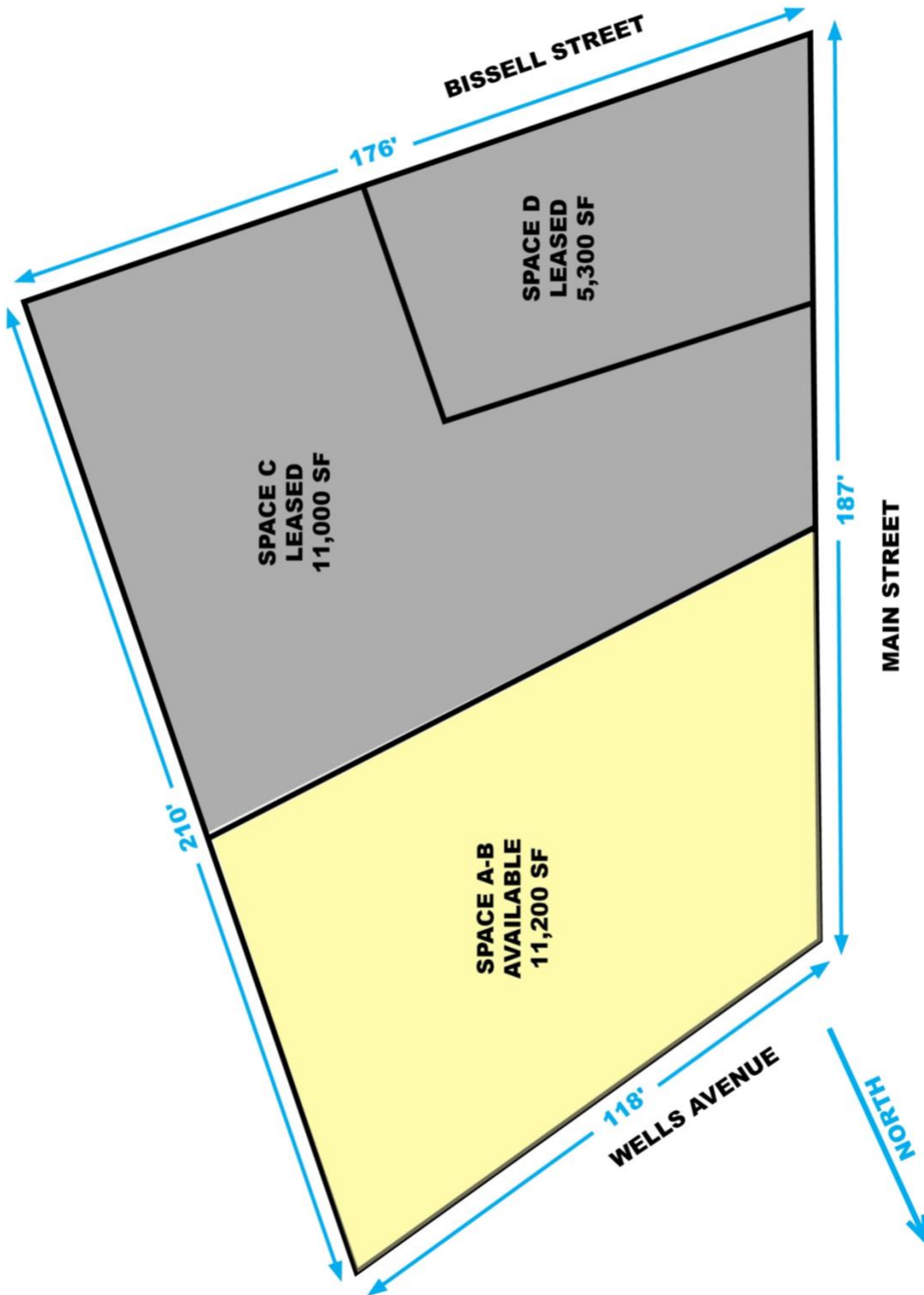
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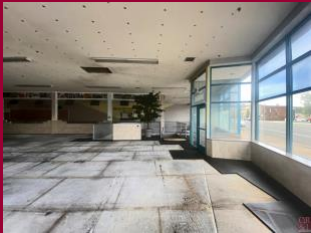
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