

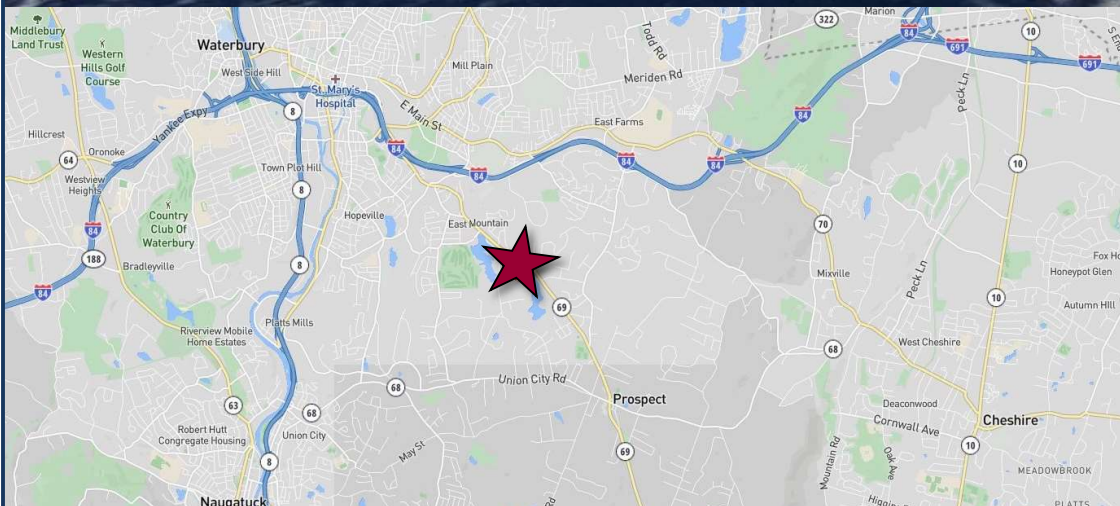
# FOR SUBLEASE | 3,099± SF 2<sup>ND</sup> FLOOR MEDICAL OFFICE SUITE POND PLACE MEDICAL CENTER

166 Waterbury Road, Suite 204, Prospect, CT 06712

SUBLEASE RATE: \$20/SF Modified Gross plus CAM & Utilities



Ranked in Top 50  
Commercial Firms in U.S.



## Property Highlights

- 3,099± SF Available
  - 2<sup>nd</sup> Floor Suite
- Move-in Ready
- Direct Lobby & Elevator access
- FF&E may convey
- Up to 3 practitioners
- 300 Parking Spaces
- Zoning: B
- I-84, Exit 25A
- Many area amenities

For more information contact:

**Gioia Zack | 860.761.6014 | [gzack@orlcommercial.com](mailto:gzack@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
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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## BUILDING INFORMATION

GROSS BLD. AREA 35,200± SF  
AVAILABLE AREA Suite 204: 3,099± SF  
NUMBER OF FLOORS 3  
FLOOR PLATE 16,590± SF  
CONSTRUCTION Masonry  
ROOF TYPE Gable, Asphalt Shingle  
YEAR BUILT 2001

## SITE INFORMATION

SITE AREA 8.55± Acres  
ZONING B  
PARKING 300 spaces | 6/1000 ratio  
SIGNAGE Pylon & Directory  
VISIBILITY Excellent  
FRONTAGE 855'  
HWY.ACCESS I-84, Exit 25A  
TRAFFIC COUNT 9,878 ADT

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Hot Air  
SPRINKLERED 100% Wet  
ELECTRIC SERVICE TBD  
ELEVATOR(S) 1

## UTILITIES

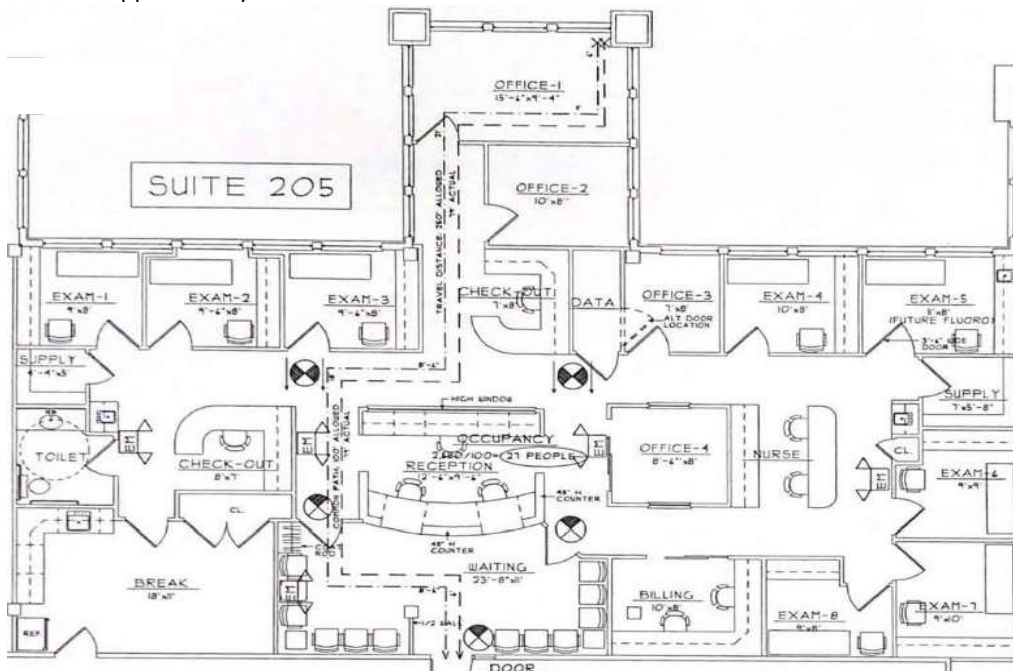
SEWER Public  
WATER Public  
GAS Yes

## EXPENSES

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

- COMMENTS**
- Direct lobby access from Waterbury Road entrance.
  - Direct elevator access from rear/1<sup>st</sup> Floor entrance.
  - Move-in ready.
  - Up to 3 practitioners
  - Private & common restrooms
  - Furniture can stay if needed

**DIRECTIONS** **I-84W, Exit 25A.** Left onto Austin Road. Changes to Scott Road. Right onto Maria Hotchkiss Road, Right onto Waterbury Road (Route 69). Building on Right.  
**I-84 E, Exit 23.** Left at fork in ramp. Right onto Hamilton Avenue (Route 69). Building approximatly 2 miles on left.



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- I-84, Exit 25A
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  - Shopping
  - Banking
  - Dining



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