

FOR LEASE | UP TO 15,008± SF OFFICE SUITE CLASS "A" OFFICE

1290 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: \$19.00/SF FULL SERVICE GROSS

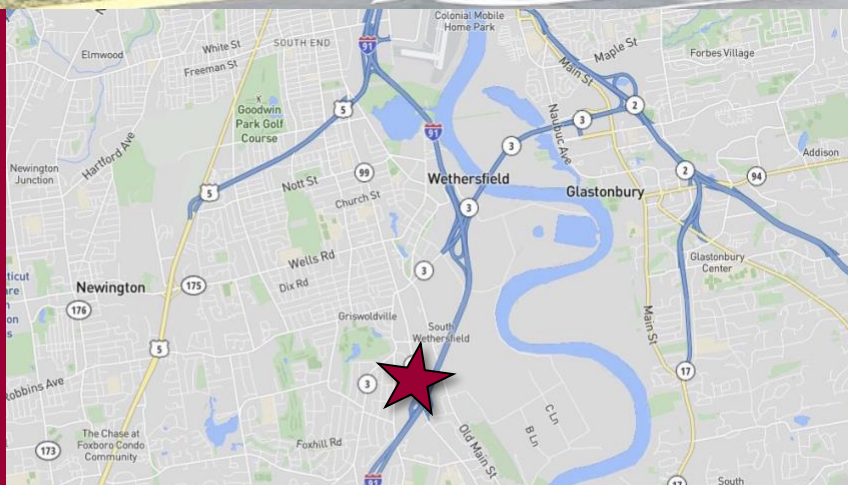


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1st FL: 15,008± SF available
- 4/1000+ parking ratio
- Renovated: 2012
- 2 Elevators
- Zoning: Business
- Signalized Drive
- ¼ mile to I-91, Exit 24
- Traffic: 25,400 ADT
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com or Robert Gaucher | 860-761-6007 | bgaucher@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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BUILDING INFORMATION

GROSS BLD. AREA 89,792± SF
AVAILABLE AREA 1st Fl: 15,008± SF
MAX CONTIGUOUS AREA 10,000± SF
WILL SUBDIVIDE TO 5,008± SF
OCCUPANCY LEVEL 83%
NUMBER OF FLOORS 4
CORE FACTOR 15%
COLUMN SPACING 20'
CONSTRUCTION Steel frame / Brick & Glass
ROOF TYPE Flat, new roof in 2012
YEAR BUILT 1973, Renovation 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas Fired Forced Air
SPRINKLERED 100%
ELECTRIC SERVICE 5000 amps
ELEVATOR(S) (2) 2,500 lb. passenger elevators
GENERATOR Yes, Emergency Power

SITE

SITE AREA 3.03 acres
ZONING Business
PARKING 4/1000+ ratio
SIGNAGE Directory
VISIBILITY Excellent on Route 99
ACCESS Signalized Drive
HWY.ACCESS ¼ mile to I-91, Exit 24
TRAFFIC COUNT 25,500 ADT

UTILITIES

SEWER/WATER MDC
GAS CNG

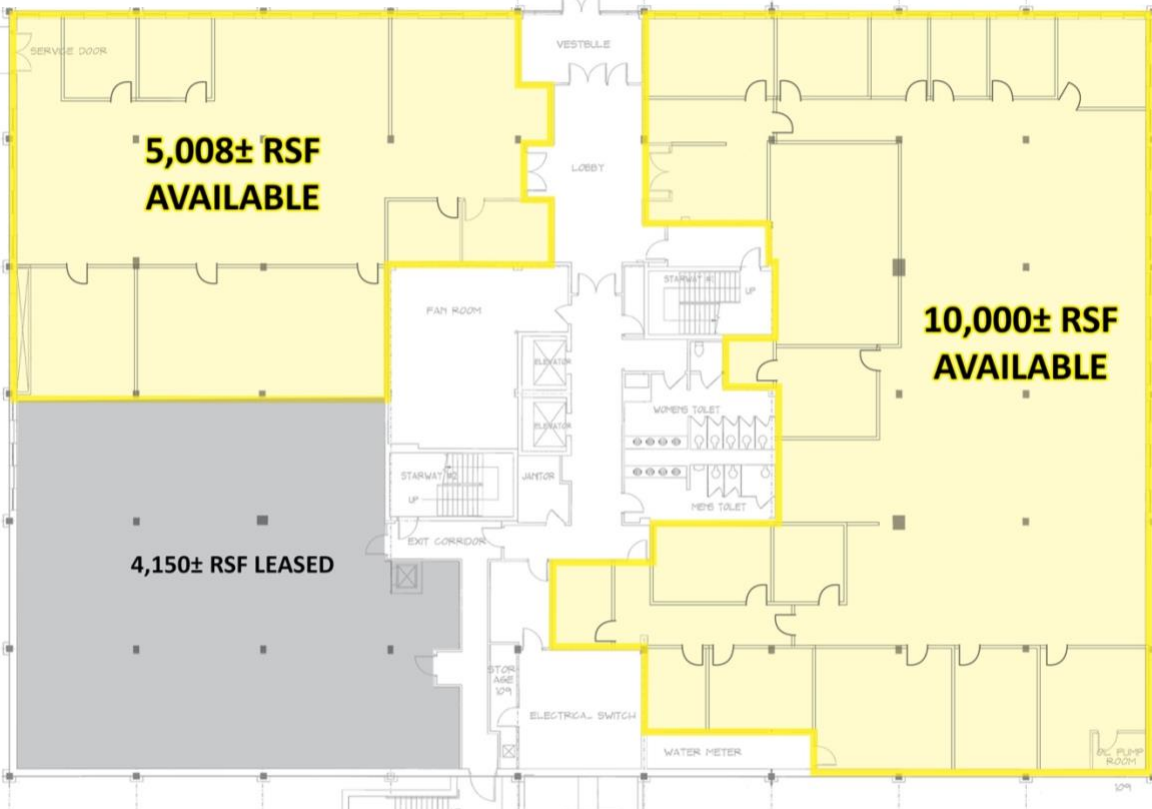
EXPENSES

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

COMMENTS Signalized drive & bus stop on property. Building fully renovated including common areas, roof, HVAC, elevators, windows, and landscaping to bring back to Class "A" standards.

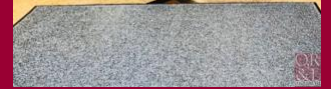
DIRECTIONS I-91 S to Exit 24. North onto Silas Deane Highway (Rt. 99). Building is on the right.

1st Fl: 5,008± SF + 10,000± SF = 15,008 ± SF



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- 4/1000+ parking ratio
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- 2 Elevators
- Zoning: Business
- Signalized Drive
- ¼ mile to I-91, Exit 24
- Traffic: 25,400 ADT
- Many area amenities
 - Shopping
 - Banking
 - Dining



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