



FOR LEASE

360 Bloomfield Avenue, Windsor, CT

Multiple Class "A" Office/Medical Suites with up to 10,626± SF total Available

LEASE RATE: \$20.00/SF Full Service Gross

HIGHLIGHTS

- Up to 10,626± SF total available
- Up to 8,510± SF contiguous
- Subdivable to 3,143± SF
- Move-in Ready
- 4/1000 parking with parking garage
- Vending Service
- Visible from I-91 with 800'+ frontage
- High Traffic of 111,841 ADT on I-91
- Directly off I-91, Exit 37

CONTACT

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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

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\$20.00/SF Full Service Gross

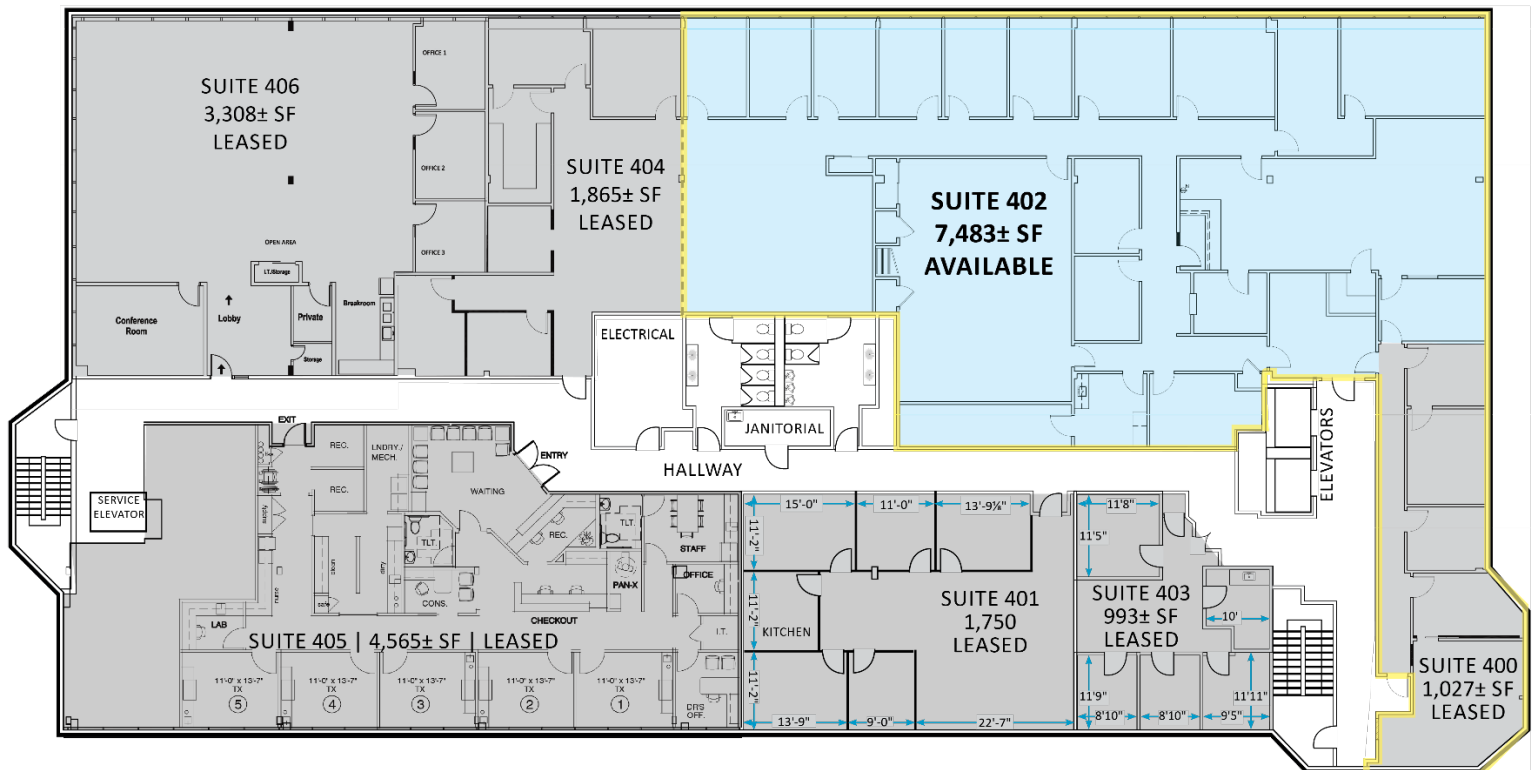
360 Bloomfield Ave, Windsor, CT

Multiple Class "A" Office/Medical Suites with up to 8,510± SF Available on 4th Floor

3rd FLOOR | Suite 301: 3,143± SF



4th FLOOR | Suite 402: 7,483± SF (Up to 8,510± SF contiguous (incl. Suite 400))



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BUILDING INFORMATION

GROSS BLD. AREA: 64,137± SF

AVAILABLE AREA: 10,626± SF total

Suite 303: 3,143± SF

Suite 402: 7,483± SF

Suite 400: 1,027 SF can be added = 8,510± SF

WILL SUBDIVIDE TO: 3,143± SF

MAX CONTIGUOUS SF: 8,510± SF

OF FLOORS: 3

CORE FACTOR: 15%

COLUMN SPACING: 25' x 30'

CONSTRUCTION: Steel & Concrete/Dryvit exterior

ROOF TYPE: Built-up

YEAR BUILT: 1984 (Renovated 2006 & 2013)

AMENITIES: Parking Garage, Vending Service, Storage Rooms

MECHANICAL EQUIPMENT

AIR CONDITIONING: Rooftop Units

HEAT: Rooftop Units, Gas forced air

SPRINKLERS: Full Wet System

ELECTRIC/POWER: 1200 amps, 3 phase

ELEVATORS: 3 (2 passenger, 1 service)

SITE INFORMATION

SITE AREA: 3.85± acres

ZONING: Industrial

PARKING: 4/1000 ratio (incl. 39 in garage)

VISIBILITY/FRONTAGE: 800' on I-91

HWY ACCESS: I-91 Exit 37

TRAFFIC COUNT: 111,841 ADT on I-91

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☐ Tenant ☒ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☐ Tenant ☒ Landlord

BASE YEAR EXPENSE STOP: Yes



2-STORY ATRIUM LOBBY



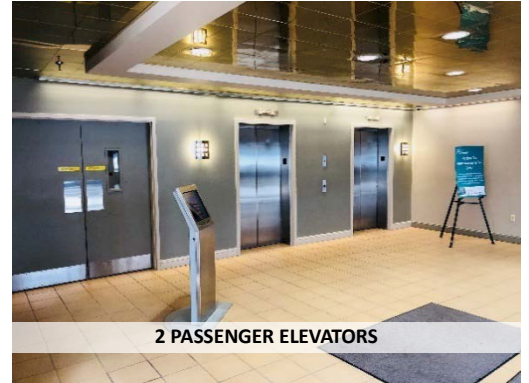
PICNIC AREA



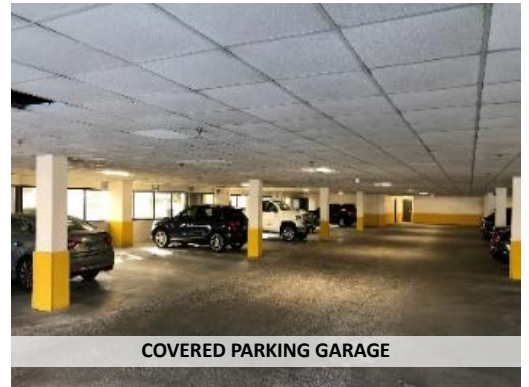
SUITE 303 CONFERENCE ROOM



SUITE 303 KITCHENETTE



2 PASSENGER ELEVATORS



COVERED PARKING GARAGE



SUITE 303 OPEN OFFICE PLAN



SUITE 303 EXECUTIVE OFFICE

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