



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

I-91 TECH CENTER, 795 – 865 Brook Street, Rocky Hill, CT 06067, 5 Building Office Park
6,553± SF OFFICE SUITE and UP TO 14,850± SF OFFICE SUITE

LEASE RATE \$20.50/SF Full Service Gross

HIGHLIGHTS

- B#1 – 865 | 14,850± SF Office
- B#4 – 805 | 6,553± SF Office
- 1 Story, 5 building office Park
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT on I-91
- I-91 Exit 23
- Zoning: OP

CONTACTS

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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

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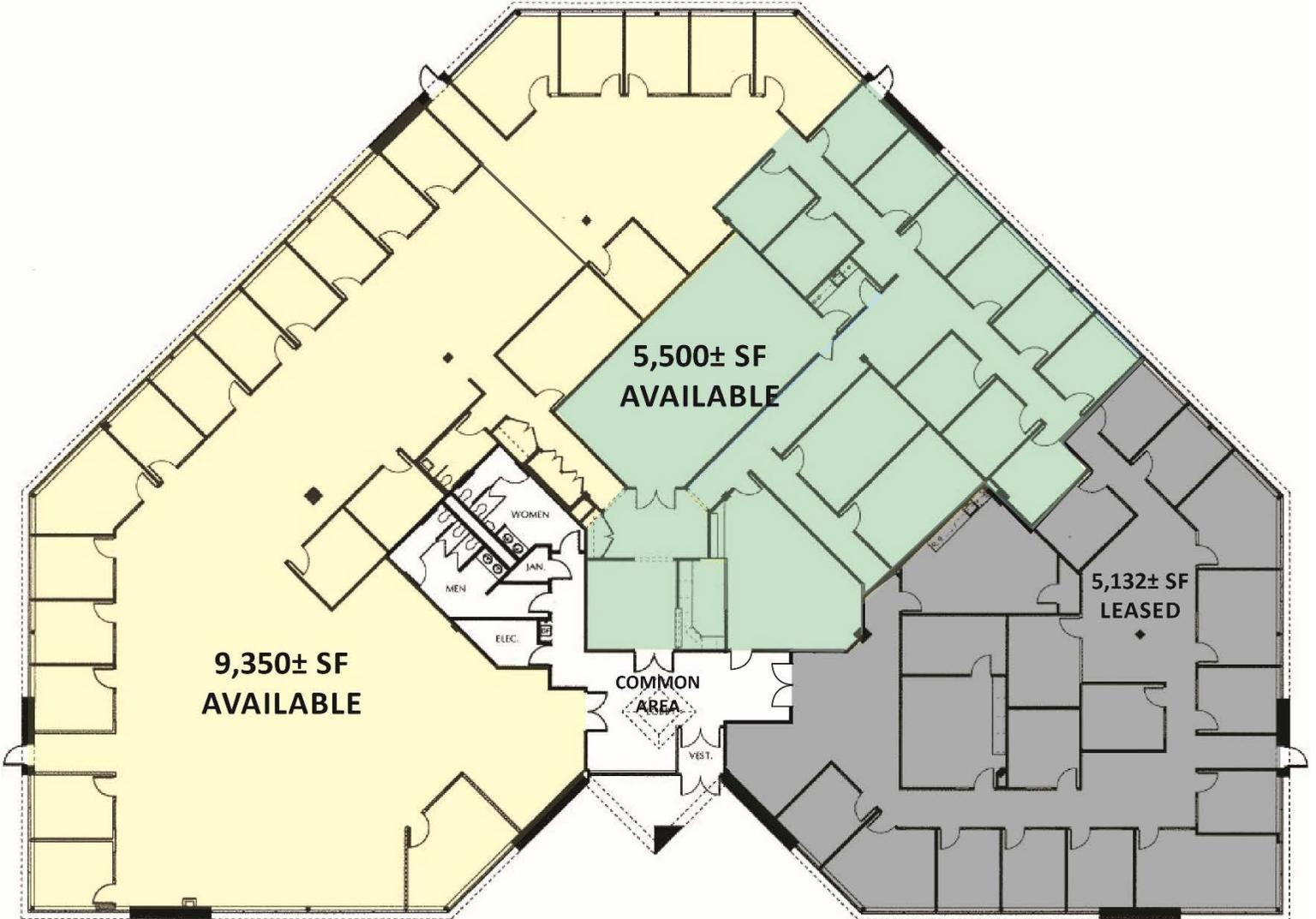
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LEASE RATE \$20.50/SF FULL SERVICE

6,553± SF OFFICE and UP TO 14,850± SF OFFICE

Building #1 | 865 Brook St | 14,850± SF Office Suite | Will Subdivide



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Building #4 | 805 Brook St | 6,553± SF Office Suite



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BUILDING INFORMATION

TOTAL PARK AREA 113,440± SF across 5 buildings
 TOTAL AVAILABLE 14,850± SF, 6,553± SF
 MAX CONTIGUOUS AREA 14,850± SF
 WILL SUBDIVIDE TO 5,500± SF
 NUMBER OF FLOORS 1 per building
 STORAGE 824 SF Garage (28 x 33)
 DOCKS/DRIVE-IN DOORS Can be added to Bldg 5
 CONSTRUCTION Brick/Masonry
 ROOF TYPE Flat, Tar & Gravel
 YEAR BUILT 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air
 SPRINKLERED No
 ELECTRIC SERVICE 1600 amps/240 volts/3 phase

SITE

SITE AREA 13.07 acres
 ZONING OP
 PARKING 468 parking spaces
 SIGNAGE On building/Hwy signage
 VISIBILITY Visible from Rt. 3 and I-91
 HWY.ACCESS I-91 Exit 23
 TRAFFIC COUNT 14,300 ADT on Rt. 3
 147,200 ADT on I-91

UTILITIES

SEWER/WATER MDC
 GAS Yes

EXPENSES

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



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