



FOR LEASE

1290 Silas Deane Highway, Wethersfield, CT 06109

UP TO 5,008± SF OFFICE SUITE – Class “A” Office

LEASE RATE: \$19/SF FULL SERVICE GROSS

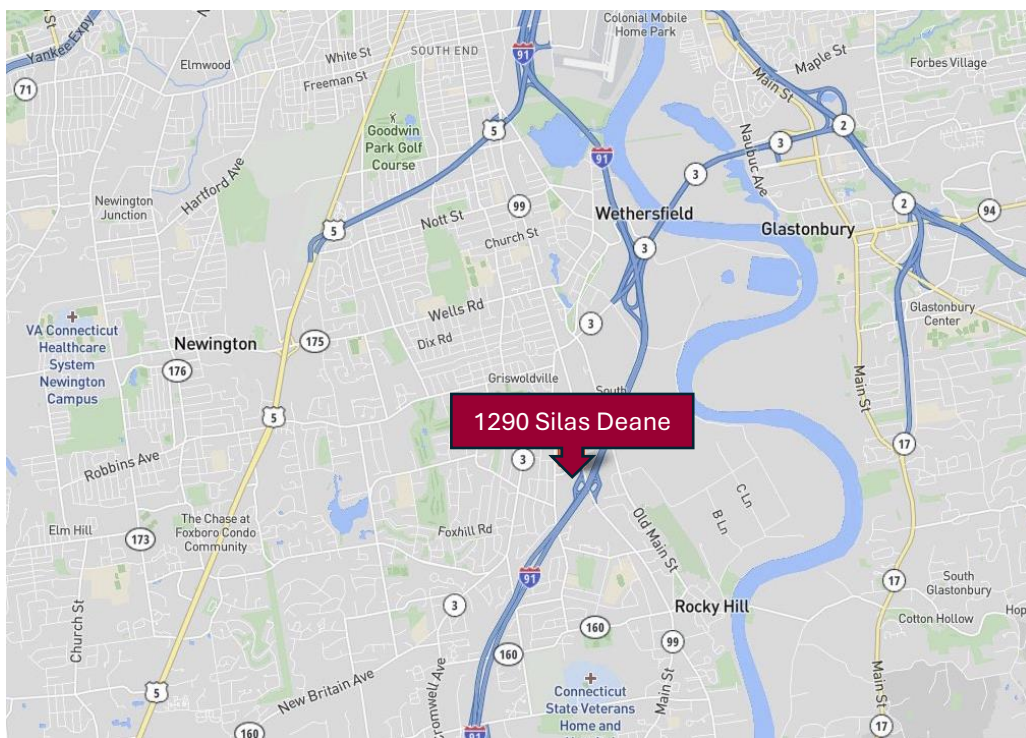
HIGHLIGHTS

- 1st Floor: 5,008± SF Available
- 4/1000+ Parking Ratio
- Renovated in 2012
- 2 Elevators
- Business Zoning
- Signalized Drive
- ¼ Mile to I-91, Exit 24
- Traffic: 25,400± ADT
- Many area amenities

CONTACTS

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WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.



FOR LEASE

\$19/SF FULL SERVICE GROSS

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UP TO 5,008± SF OFFICE SUITE

BUILDING INFORMATION

GROSS BLD. AREA: 89,792± SF

AVAILABLE AREA: 1st Floor: 5,008± SF

OF FLOORS: 4

CORE FACTOR: 15%

COLUMN SPACING: 20'

CONSTRUCTION: Steel Frame / Brick & Glass

ROOF TYPE: Flat, New Roof in 2012

YEAR BUILT: 1973

RENOVATED: 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas Fired Forced Air

SPRINKLERED: 100%

ELECTRIC SERVICE: 5000 amps

ELEVATORS: 2 (2,500 lb passenger elevators)

GENERATOR: Yes, Emergency Power

SITE INFORMATION

SITE AREA: 3.03 Acre

ZONING: Business

PARKING: 4/1000+ Parking Ratio

SIGNAGE: Directory

VISIBILITY/FRONTAGE: Excellent on Rt. 99

HWY ACCESS: ¼ Mile from I-91. Exit 24

TRAFFIC COUNT: 25,500± ADT

UTILITIES

SEWER: MDC

WATER: MDC

GAS: CNG

EXPENSES

RE TAXES:

☐ Tenant ☒ Landlord

UTILITIES:

☐ Tenant ☒ Landlord

INSURANCE:

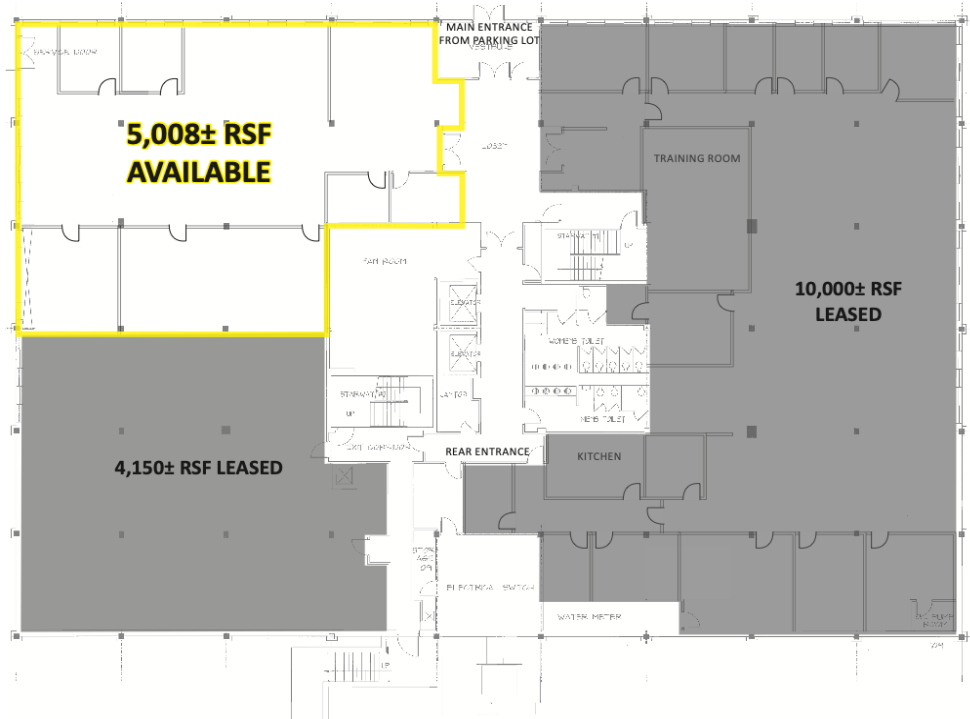
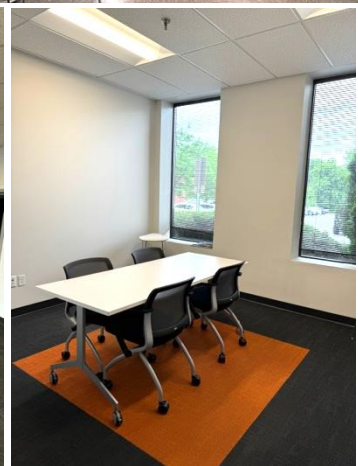
☐ Tenant ☒ Landlord

MAINTENANCE:

☐ Tenant ☒ Landlord

JANITORIAL:

☐ Tenant ☒ Landlord



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