



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE/LEASE

**BIRCHWOOD CONDOMINIUMS, 546 S BROAD ST, MERIDEN, CT 06450**

**Up to 3,457± SF Contiguous Medical/Office Space Available**

**LEASE RATE: \$15/SF MG | SALE PRICE \$115/SF**

## HIGHLIGHTS

- Multiple Condominiums Available
- 161 parking spaces
- Elevator
- Basement Storage
- M-3 Zone
- High Traffic: 17,200 ADT
- Many Area Amenities

### CONTACT

**Kyleigh Caron**

(860) 761-6004

kcaron@orlcommercial.com



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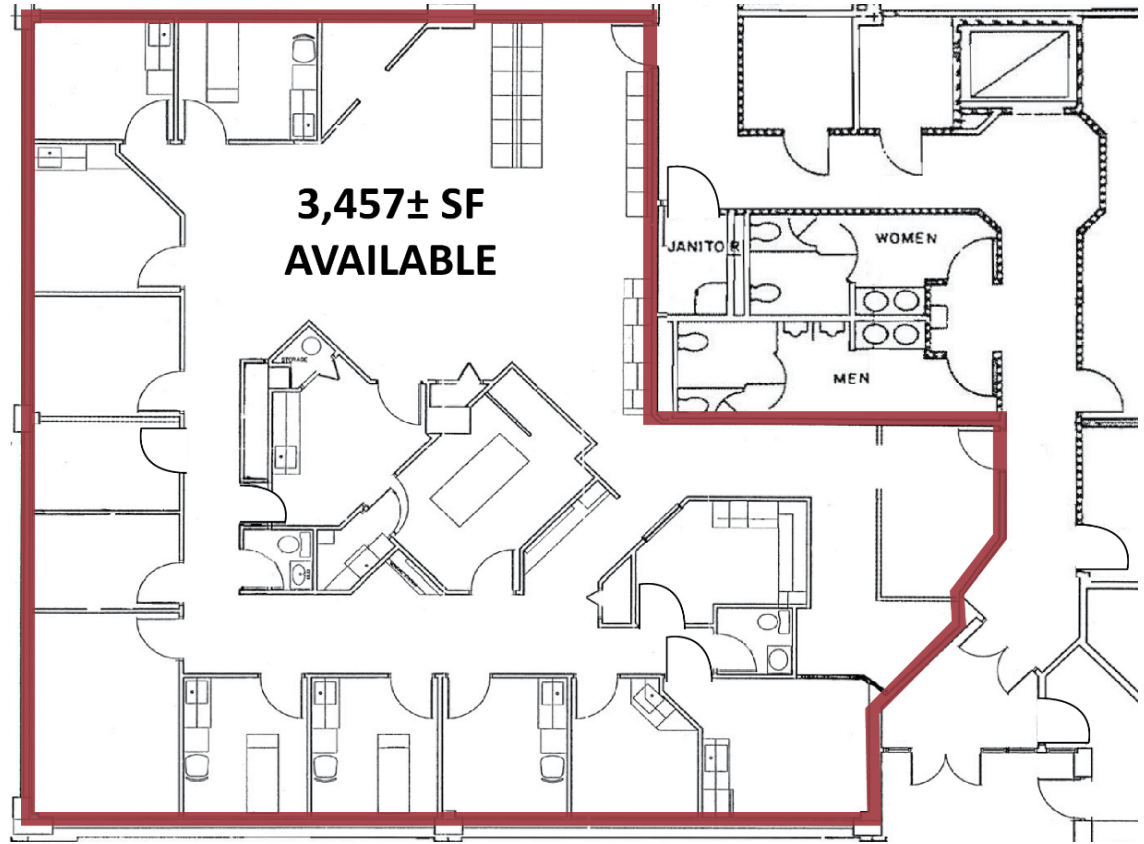
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

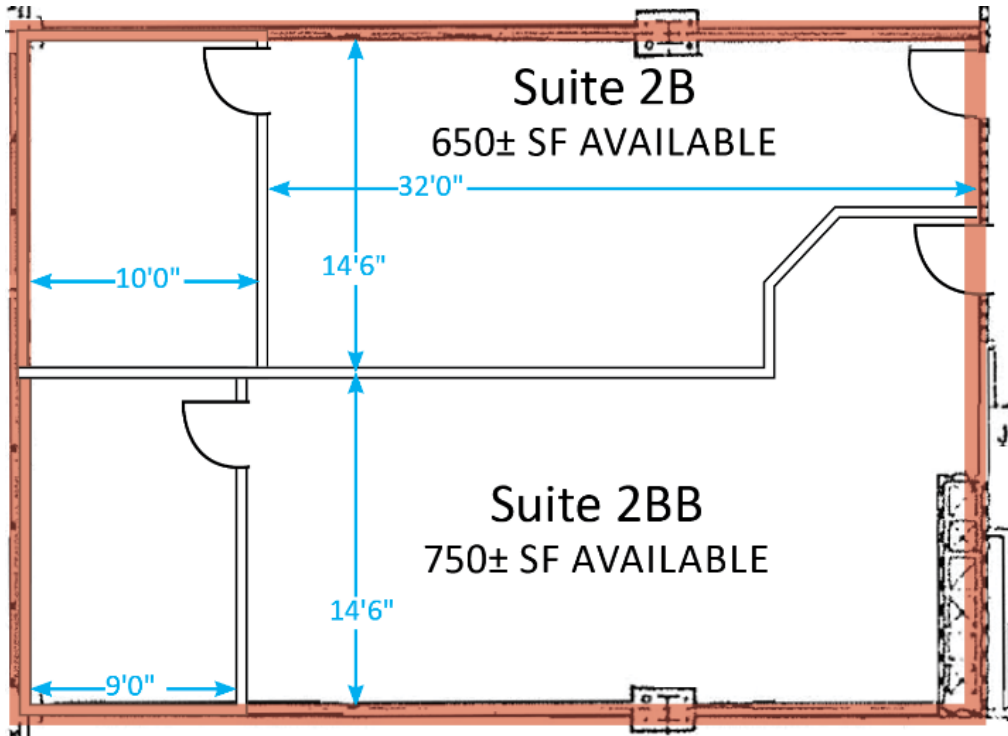
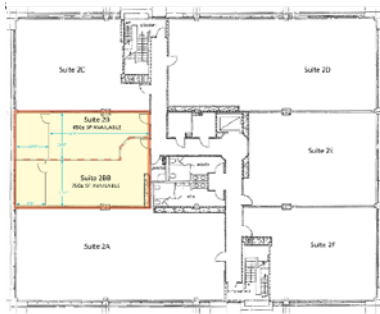
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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## 1<sup>st</sup> Floor | Suite 1A | 3,457± SF Available



## 2<sup>nd</sup> Floor | Suite 2B | 1,400± SF Available (Will subdivide to 650± SF)



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**Up to 3,457± SF Medical/Office**



The floor plan shows Suite 2A in a yellow-shaded area at the bottom left. It is adjacent to Suite 3C (top left), Suite 3B (middle left), Suite 3D (top right), Suite 3E (middle right), and Suite 3F (bottom right). Suite 2A is labeled 'SUITE 2A 2,725 SF AVAILABLE'.



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# FOR SALE/LEASE

SALE PRICE \$115/SF | LEASE RATE \$15/SF MG

546 South Broad St, Meriden, CT

Up to 3,457± SF Medical/Office

## BUILDING INFORMATION

**GROSS BLD. AREA:** 43,200± SF

**AVAILABLE AREA:** Up to 3,457± SF

Suite 1A-B | 3,457± SF

Suite 2B | 1,400± SF

Suite 3A | 2,272± SF

**FLOOR PLATE:** 10,800± SF

**BASEMENT:** Available for storage

**CORE FACTOR:** 14% add-on

**# OF FLOORS:** 4 Stories

**CONSTRUCTION:** Masonry and Steel

**ROOF TYPE:** Flat

**YEAR BUILT:** 1988

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** HVAC RTU FHA

**HEAT:** Gas

**SPRINKLERED:** Yes

**ELECTRIC/POWER:** 100 amp/condo

**ELEVATOR:** 1 elevator (not to basement)

## SITE INFORMATION

**SITE AREA:** 1.94± Acres

**ZONING:** M-3

**PARKING:** 161± Parking Spaces

**SIGNAGE:** Monument

**VISIBILITY:** Excellent Visibility on S Broad St

**HWY ACCESS:** I-691, Rt. 5/15

**TRAFFIC COUNT:** 17,200± ADT

## UTILITIES

**SEWER/WATER:** City

**GAS:** Yes

## TAXES

**ASSESSMENT:** Varies By Suite

**MILL RATE:** 37.91

**TAXES:** ±\$1.57/SF

## EXPENSES

**RE TAXES:** ☐ Tenant ☒ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☐ Tenant ☒ Landlord

**MAINTENANCE:** ☐ Tenant ☒ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

**CONDO FEES:** \$3.40/SF



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