



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

87 West Main Street, Meriden, CT

1,500± SF STREET LEVEL RETAIL and 8,000± SF OF OFFICE SPACE

LEASE RATE: \$12.00/SF Gross + Utilities

## HIGHLIGHTS

- Location! Location! Location!
- 1,500± SF Street Level Retail Space
- 4,000± SF Office Space – 2<sup>nd</sup> Floor
- 4,000± SF Office Space – 3<sup>rd</sup> Floor
- Building with Elevator
- Directly Across from Meriden Superior Court
- Great Space for Professional Office:  
Attorney's, Social Services, & More

## CONTACT

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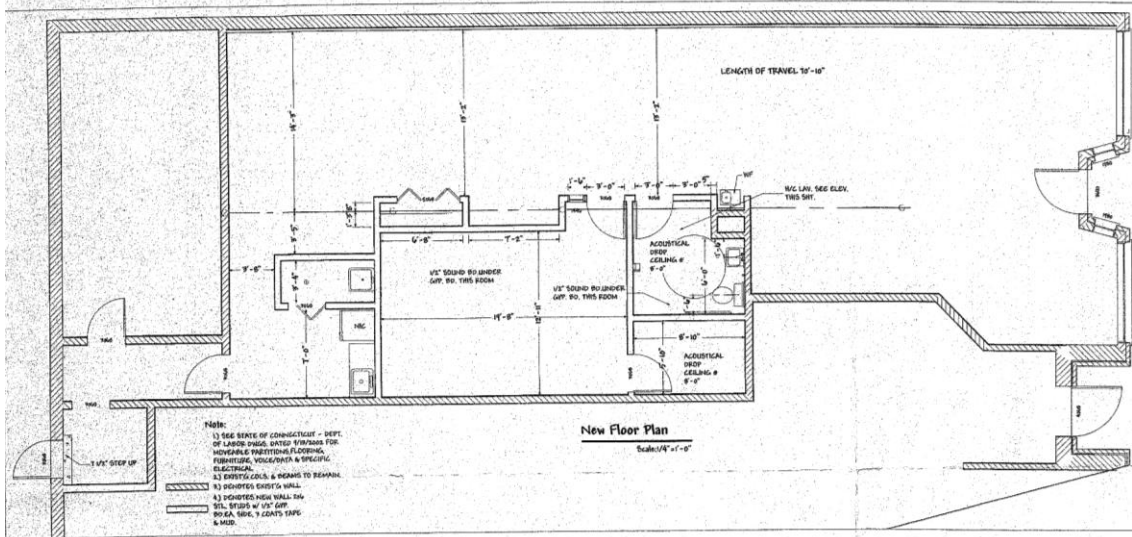
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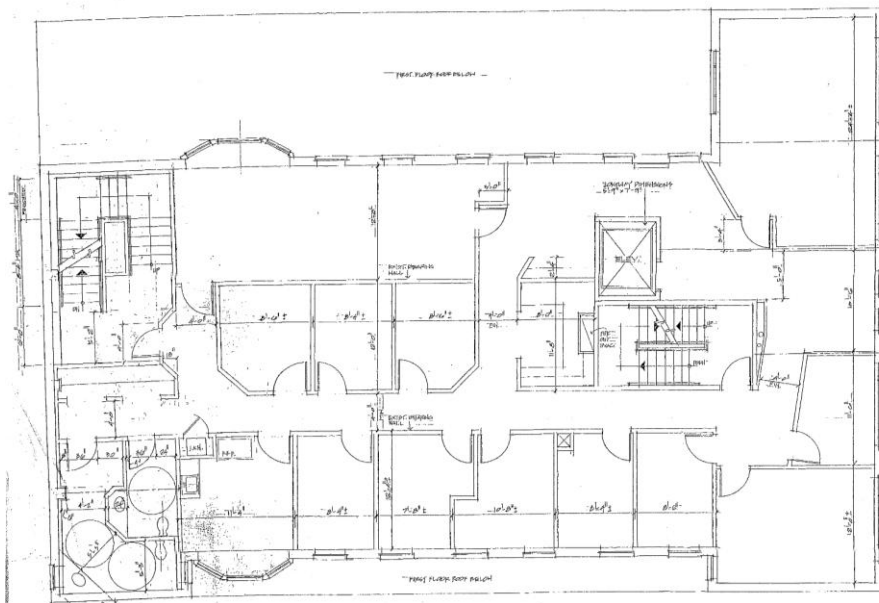
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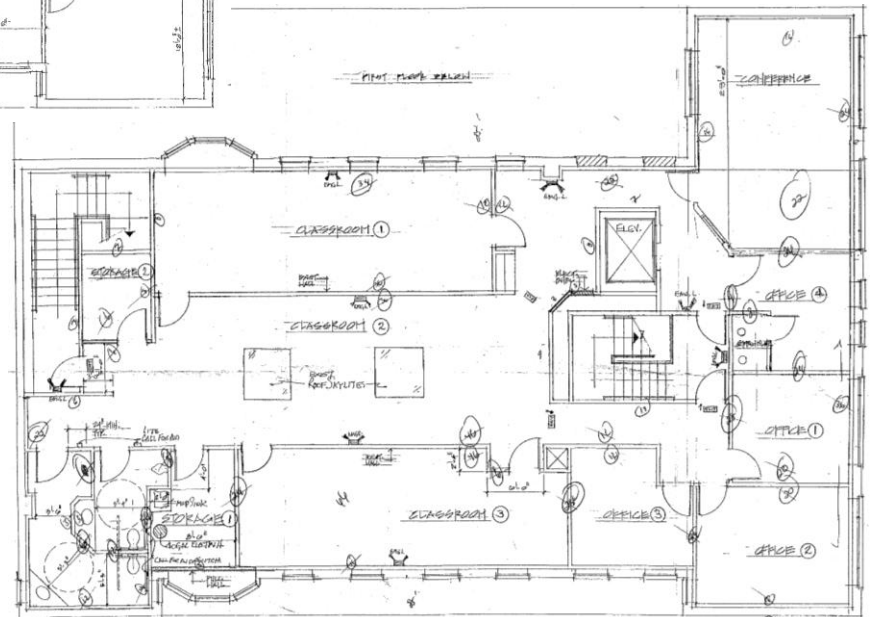


**West Main Street**  
**Street-Level 1,500± SF**  
**Retail / Office Space**



**4,000± SF Available**  
**Second Floor Office Space**

**4,000± SF Available**  
**Third Floor Office Space**



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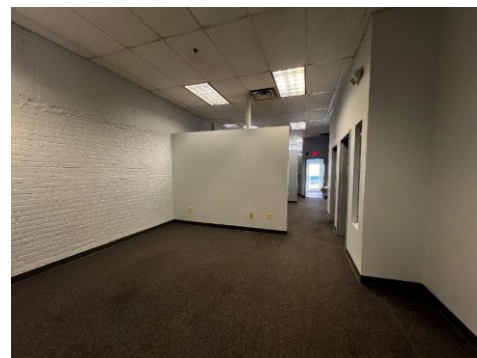
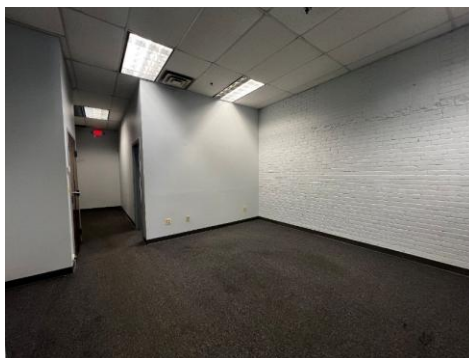
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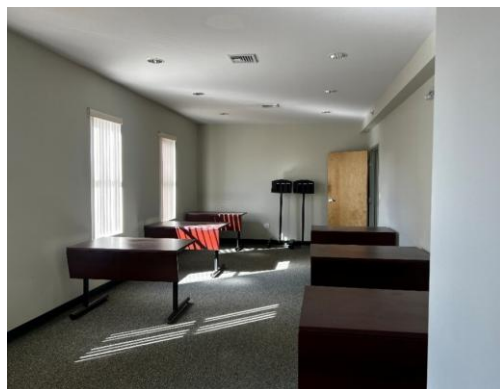
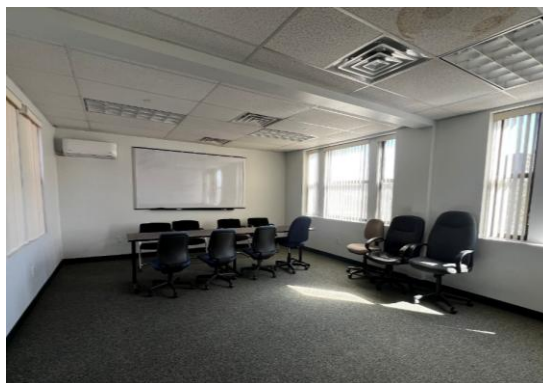
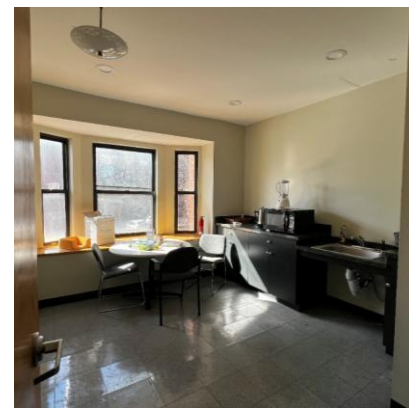
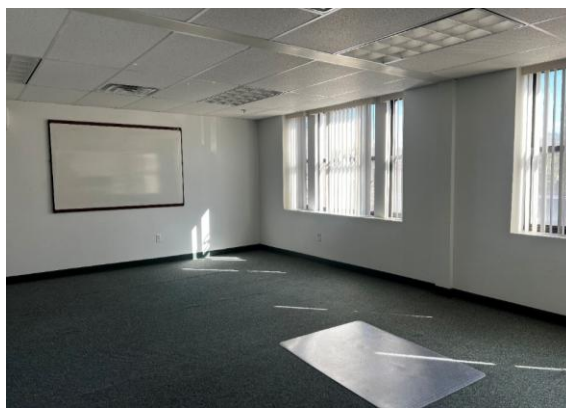
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**1,500± SF STREET-LEVEL RETAIL SPACE**



**UPPER-LEVEL OFFICE SPACE**



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### BUILDING INFORMATION

**GROSS BLDG AREA:** 13,402± SF Building  
**AVAILABLE AREA:** 9,500± SF – Street Level  
**# OF FLOORS:** 3  
**CONSTRUCTION:** Masonry  
**ROOF TYPE:** Tar & Gravel  
**YEAR BUILT:** 1900

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**HEAT:** Gas, Forced Air  
**SPRINKLERED:** Yes, Wet  
**ELEVATOR:** Yes

### SITE INFORMATION

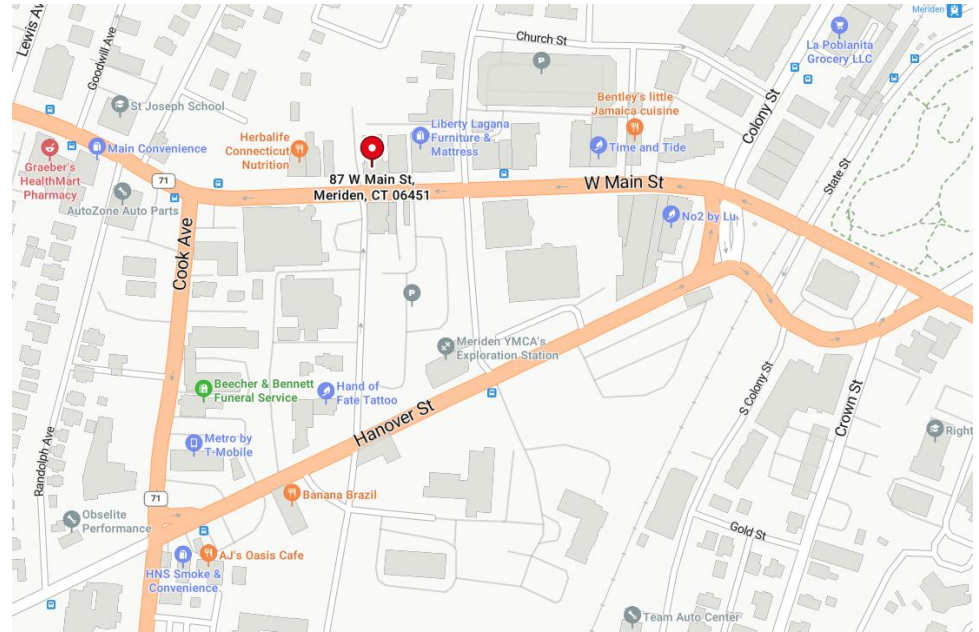
**SITE AREA:** 0.13± Acre  
**ZONING:** Commercial, C4  
**PARKING:** Street Parking & Municipal Lot  
**SIGNAGE:** Building  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-91

### UTILITIES

**SEWER/WATER:** Public Connected  
**GAS:** Gas, Forced Air

### EXPENSES

<b>RE TAXES:</b>	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
<b>UTILITIES:</b>	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
<b>INSURANCE:</b>	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
<b>MAINTENANCE:</b>	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
<b>JANITORIAL:</b>	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



**O,R&L Commercial** is pleased to offer 87 West Main Street located in the heart of downtown Meriden, CT. This is a unique opportunity for both retail and office users seeking high visibility and a strategic location. Situated directly across from Meriden Superior Court, the property benefits from consistent daily foot traffic and strong demand from legal, professional, and service-oriented businesses. The property features 1,500± SF of street-level retail space, ideal for a variety of uses including services, boutique retail or food-oriented concepts. The prominent frontage along West Main Street provides excellent signage potential and exposure. There is approximately 8,000± SF of professional office space available on the upper levels, well-suited for law firms or general office tenants seeking proximity to the courthouse and downtown amenities. The layout offers flexibility for single or multi-tenant occupancy.



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