

FOR LEASE | UP TO 22,400± SF OFFICE SPACE

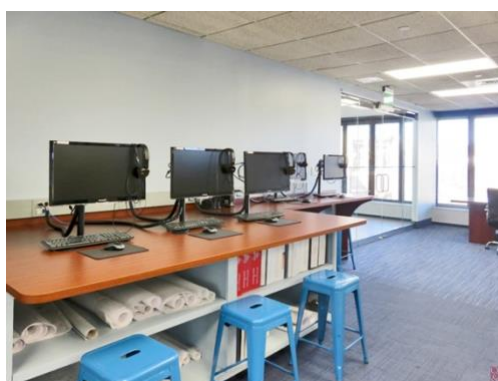
TWO FULL FLOORS AVAILABLE

10 Main Street, Bristol, CT 06010

LEASE RATE: \$20/SF Gross plus taxes

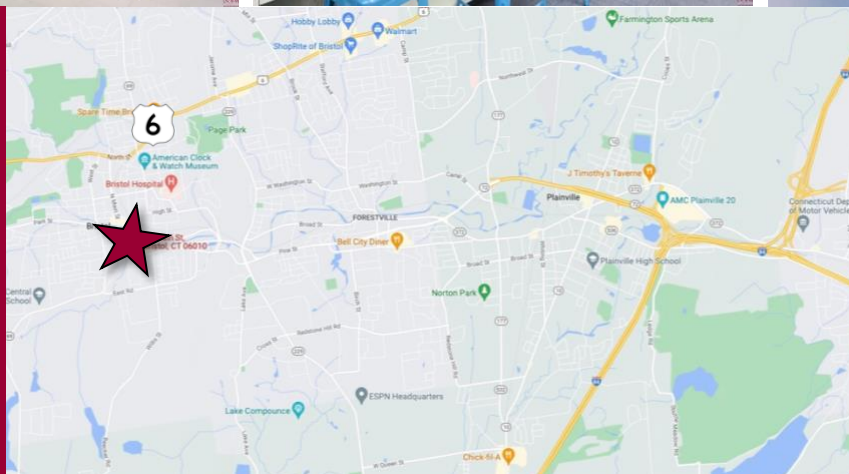


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Property Highlights

- 56,070± SF Building
- Up to 22,400± SF available
 - Two full floors
- 5 Stories
- 2 Elevators
- Parking Ratio: 5/1000
- 3.35 Acres
- Zoning: BD-1
- I-84, Exit 33
- Many area amenities

For more information contact:

Mark Berkowitz | 860.761.6009 | mberkowitz@orlcommercial.com

Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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BUILDING INFORMATION

| | |
|---------------------|---------------------------|
| GROSS BLD. AREA | 56,070± SF |
| AVAILABLE AREA | 22,400± SF |
| MAX CONTIGUOUS AREA | 11,200± SF |
| WILL SUBDIVIDE TO | 3,500± SF |
| NUMBER OF FLOORS | 5 |
| FLOOR PLATE | 11,200± SF |
| CORE FACTOR | TBD |
| CONSTRUCTION | Brick / Masonry |
| ROOF TYPE | Flat, Tar & Gravel/Rubber |
| YEAR BUILT | 1918 |

SITE INFORMATION

| | |
|---------------|--|
| SITE AREA | 3.35 Acres |
| ZONING | BD-1 |
| PARKING | 5/1000 |
| SIGNAGE | Directory / Monument |
| VISIBILITY | Excellent |
| HWY.ACCESS | I-84, Exit 33 |
| TRAFFIC COUNT | Main St: 3,400 ADT South St: 15,200 ADT |

UTILITIES

| | |
|-------|--------|
| SEWER | Public |
| WATER | Public |
| GAS | Yes |

EXPENSES

| | | |
|----------------|--|--|
| RE TAXES | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES | <input type="checkbox"/> Tenant | <input checked="" type="checkbox"/> Landlord |
| INSURANCE | <input type="checkbox"/> Tenant | <input checked="" type="checkbox"/> Landlord |
| MAINTENANCE | <input type="checkbox"/> Tenant | <input checked="" type="checkbox"/> Landlord |
| JANITORIAL | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| PRO-RATA TAXES | \$ 1.89/SF | |

MECHANICAL EQUIPMENT

| | |
|------------------|----------------|
| AIR CONDITIONING | Central Air |
| TYPE OF HEAT | Gas, Hot Water |
| SPRINKLERED | 100% |
| ELECTRIC SERVICE | TBD |
| ELEVATOR(S) | 2 |

COMMENTS The building offers an onsite deli with inside and outside seating, a sizable gym with exercise equipment and a very high parking ratio. Each suite can be built out to the tenant's specifications.

DIRECTIONS I-84, Exit 33. Continue onto CT-72 W. Straight onto Pine St. Straight onto Mountain Rd. Straight onto South St. Right onto Main St. Property is on the Right.



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 - Shopping
 - Banking
 - Dining



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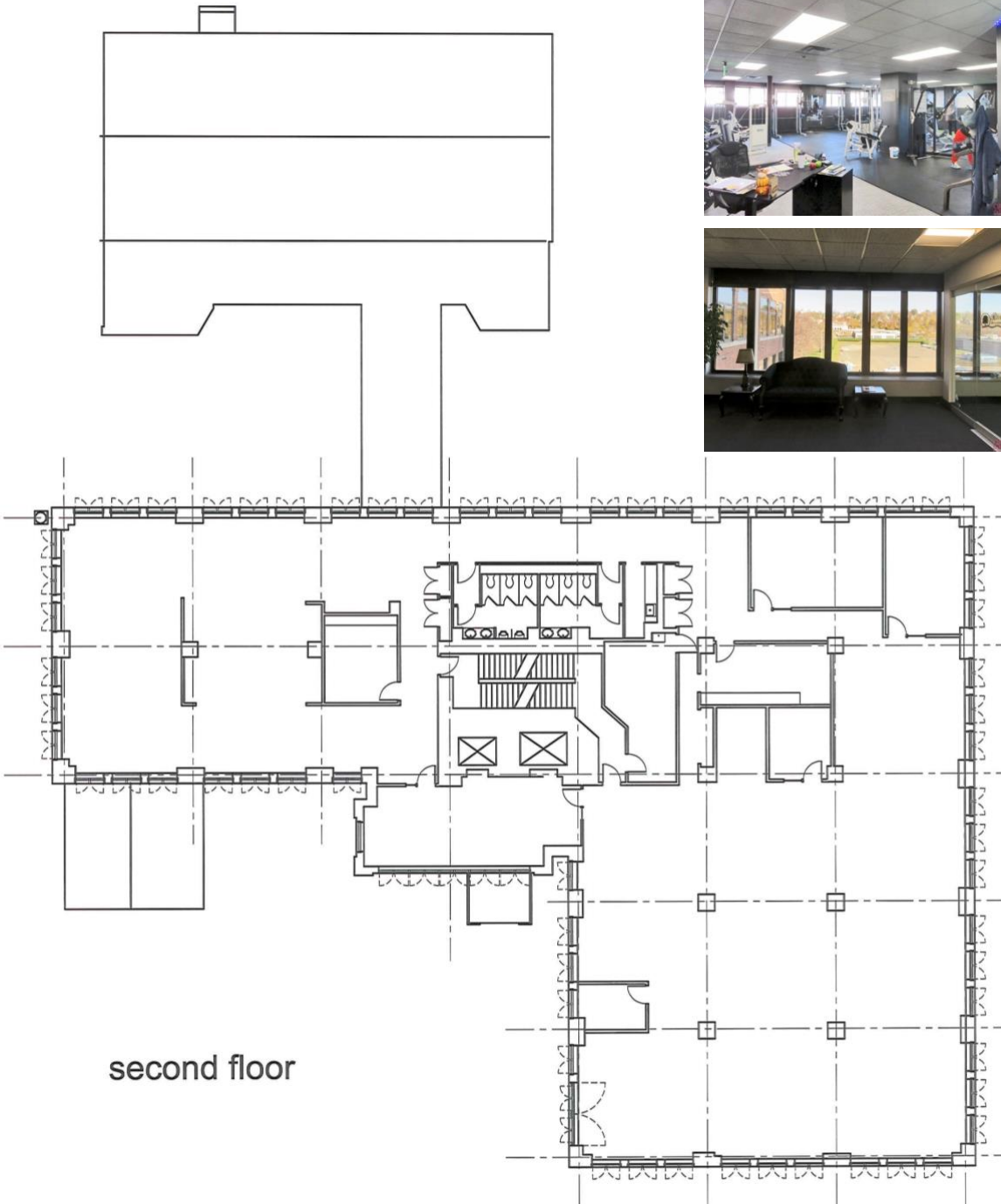
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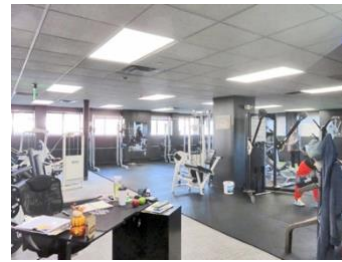
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second floor



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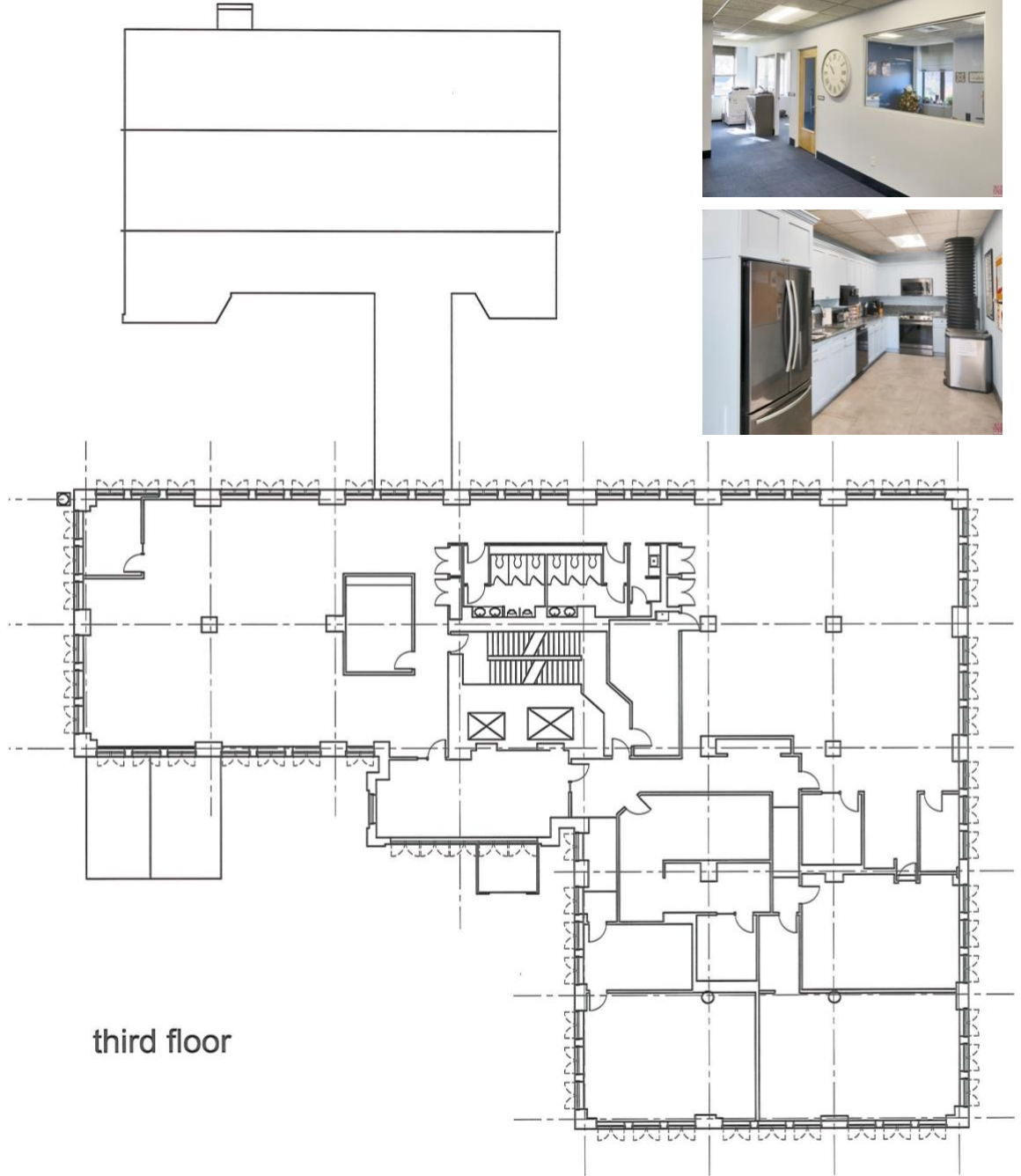
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