

FOR LEASE | 2 SUITES: 2,397± SF & 1,395± SF MEDICAL/OFFICE SPACE STRATFORD MEDICAL ARTS CENTER

2876-2890 Main Street, Stratford, CT 06614

LEASE RATE: \$27/SF Modified Gross + Utilities & Interior Cleaning



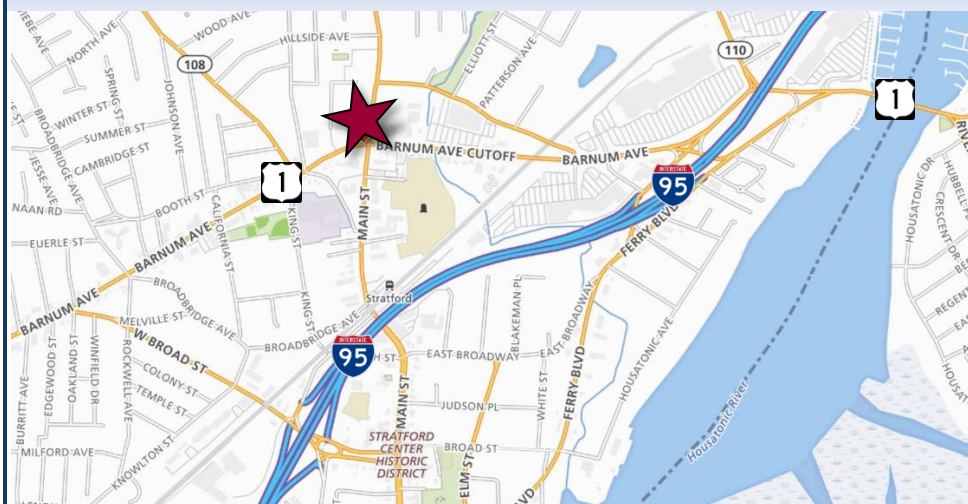
Ranked in Top 50
Commercial Firms in U.S.



Virtual Tour



O,R&L Commercial is pleased to offer 2 Suites 2,397± SF & 1,395± SF of Medical / Office space for Lease located at 2876-2890 Main Street in Stratford, CT. The Stratford Medical Arts Center is a 31,184± SF professionally owned and managed Medical Office Building situated just off I-95 at Exit 33 in an area with a high concentration of medical office uses. Average daily traffic on Main Street is over 19,000 vehicles per day. Call Listing Brokers for more information.



Property Highlights

- 31,184± SF Medical / Office Building
- Building renovated in 2014
- 2,397± SF – 1st Floor #101
- 1,395± SF – 2nd Floor #203
- 4.33/1000 Parking Ratio, 117 Surface spaces
- Traffic: 19,000 ADT
- Zoning: E-12
- Just off I-95 at Exit 33
- High concentration of medical uses in area

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

Will Braun | 203-804-6001 | wbraun@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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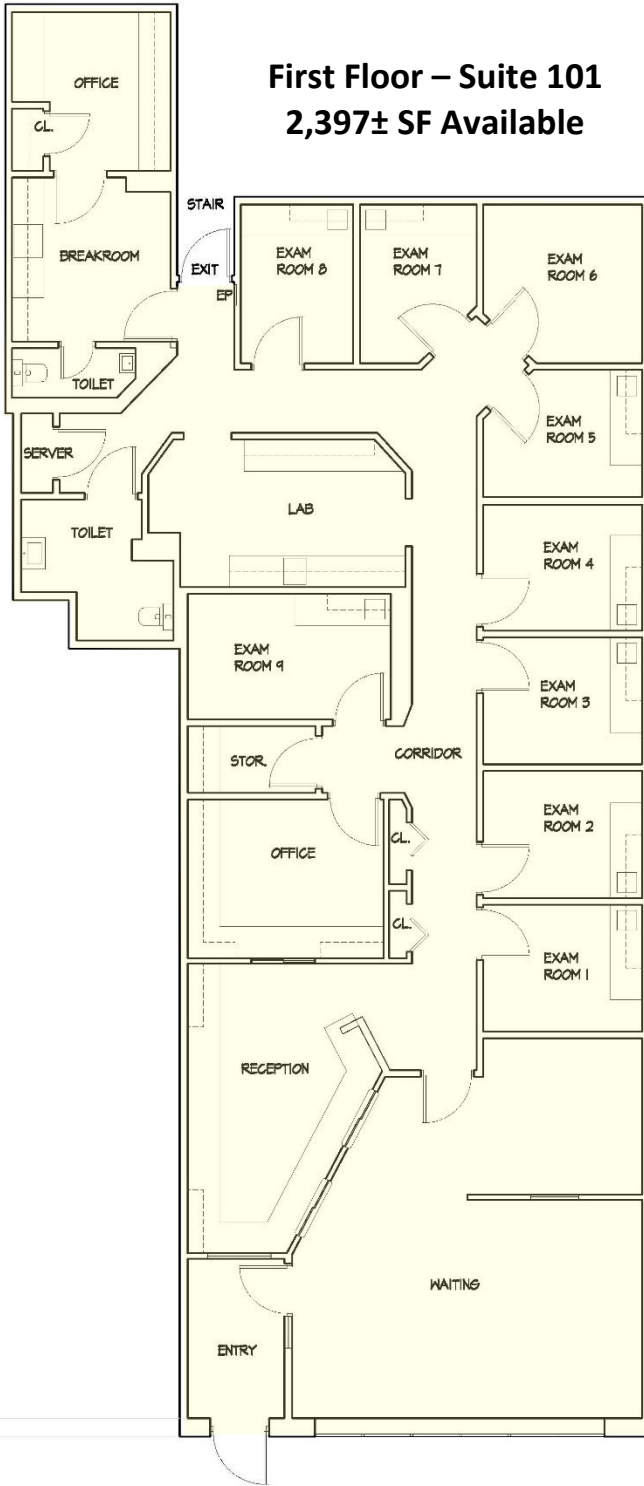
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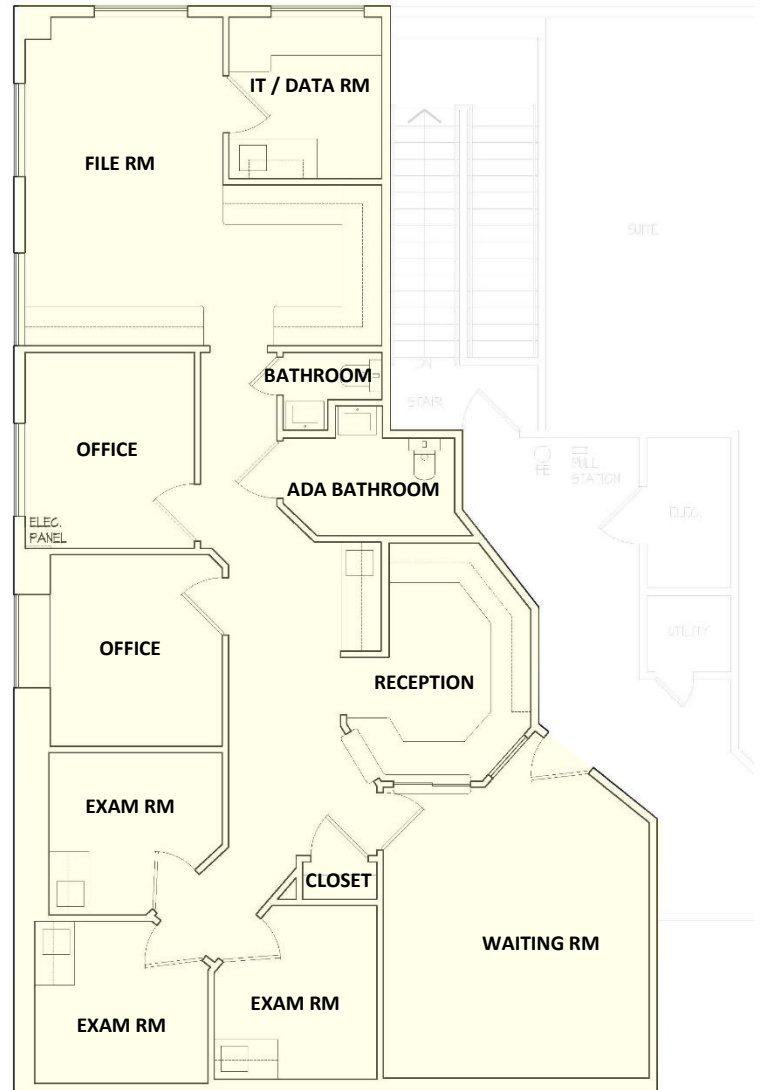


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First Floor – Suite 101
2,397± SF Available



Second Floor – Suite 203
1,395± SF Available



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BUILDING INFORMATION

GROSS BLDG AREA 31,184 ± SF
RENTABLE AREA 27,458± SF
AVAILABLE AREA 3,792± SF – 2 Suites
MAX CONTIGUOUS AREA 2,397± SF - #101
MIN AREA AVAILABLE 1,395± SF - #203
NUMBER OF FLOORS 2
CEILING HEIGHT 9'
CONSTRUCTION Masonry
ROOF TYPE Flat
YEAR BUILT/RENOVATED 1963 / 2014

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas
SPRINKLERED Yes, Wet
ELEVATOR(S) 1

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

SITE

SITE AREA 1.95 acres
ZONING E-12
PARKING 4.33/1000 ratio, 117 spaces
SIGNAGE On building
VISIBILITY Excellent
FRONTAGE 151'
HWY ACCESS I-95, Exit 33
TRAFFIC COUNT 19,000

EXPENSES

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

TAXES

ASSESSMENT \$2,994,530
MILL RATE 38.97
TAXES \$4.25/SF

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- **1,395± SF – 2nd Floor #203**
 - [Virtual Tour Link](#)
- 4.33/1000 Parking Ratio, 117 Surface spaces
- Traffic: 19,000 ADT
- Zoning: E-12
- Just off I-95 at Exit 33
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COMMENTS The Stratford Medical Arts Center is a 31,184± SF professionally owned & managed Medical Office Building located on Main Street just off I-95 Exit 33 in the area with a high concentration of medical office uses. 2 Suites available for Lease: 2,397± & 1,395±SF.

DIRECTIONS I-95 Exit 33 to Main Street



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



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