



Ranked in Top 50  
Commercial Firms in U.S.

**7.5 MONTHS FREE WITH 5 YEAR LEASE**



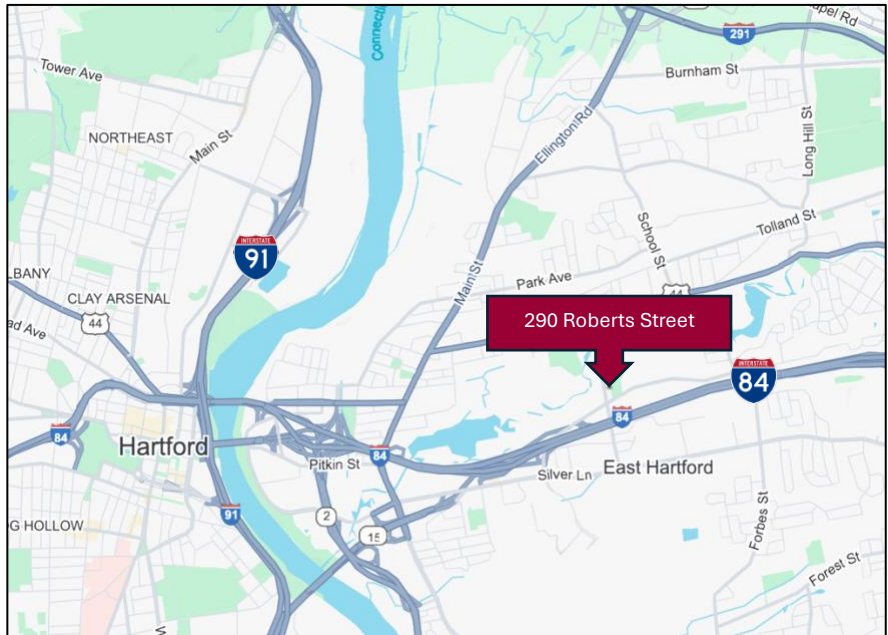
# FOR LEASE

290 Roberts Street, East Hartford, CT 06108  
Up to 14,510± SF Available Space – Multiple Suites

**LEASE RATE: \$16.95/SF GROSS + JANITORIAL**

## HIGHLIGHTS

- 30,352± SF Building
- Up to 14,510± available
- Updated Modern Office Space
- Drive-thru available
- 3-Story Building with 10,000 SF Floor Plates
- Recent upgrades including LED Lighting
- Elevator
- 100% Sprinklered
- Basement Storage Available
- 111 Parking Spaces on 2.21 acres
- Traffic: 9,500± ADT, excellent visibility
- Quick Access to I-84, Exit 58



## CONTACT

**Thomas Wilks** | (860) 761-6018  
[twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://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](mailto: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.



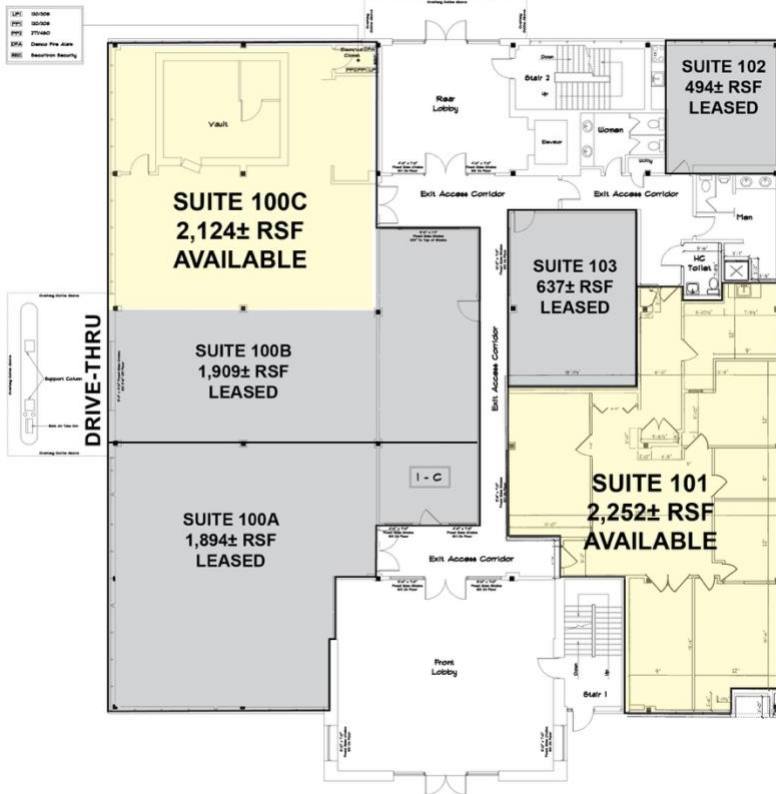
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290 Roberts Ave, East Harford, CT

865± SF and up

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## 1<sup>st</sup> Floor Availability

- Suite 100C: 2,124± SF
- Suite 101: 2,252± SF



## 2<sup>nd</sup> Floor Availability

- Suite 203: 865± SF
- Suite 204 & 205: 3,344± SF



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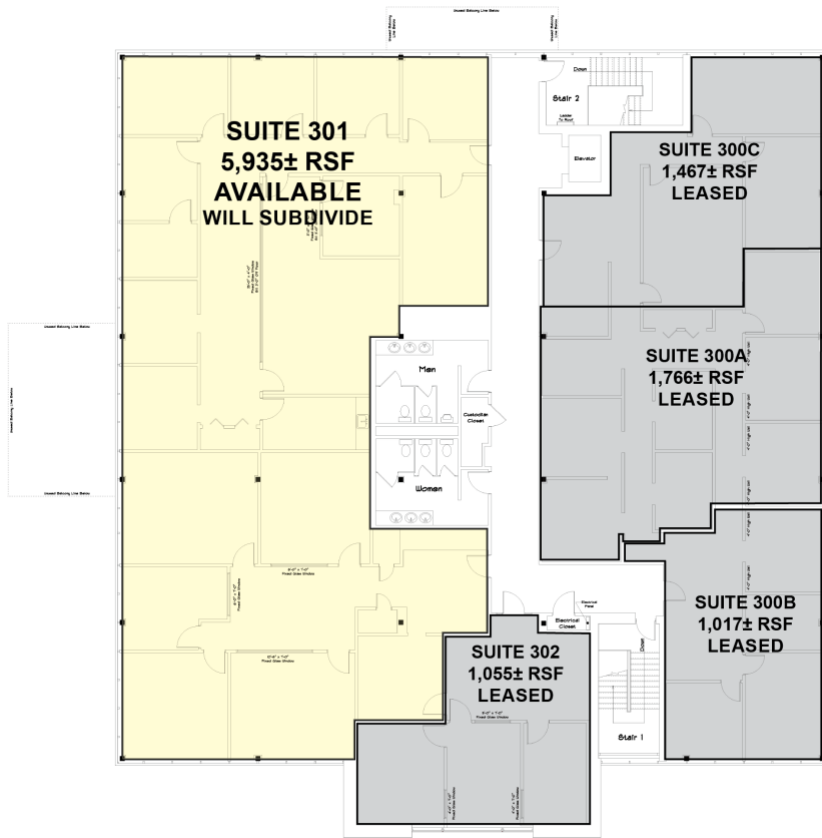
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## 3<sup>rd</sup> Floor Availability

- Suite 301: 5,935± SF (will subdivide)

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### BUILDING INFORMATION

**GROSS BLD. AREA:** 30,352± SF

**AVAILABLE AREA:**

Suite 100C: 2,124± SF

Suite 101: 2,252± SF

Suite 203: 865± SF

Suite 204-205: 3,344± SF

Suite 301: 5,935± SF (will subdivide)

**CONSTRUCTION:** Steel

**ROOF TYPE:** Flat

**YEAR BUILT:** 1987

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** 100%

**HEAT:** Gas, Forced hot air

**SPRINKLERED:** 100% Wet

### SITE INFORMATION

**SITE AREA:** 2.21± acres

**ZONING:** I-2

**PARKING:** 111 spaces

**SIGNAGE:** Directory

**VISIBILITY:** Excellent on Roberts St/Hillside St  
(Signalized Intersection)

**HWY ACCESS:** I-84, Rt. 15, Exit 91 (Silver Lane)

**TRAFFIC COUNT:** 11,300± ADT

### UTILITIES

**SEWER/WATER:** City

**GAS:** Yes

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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