

FOR LEASE: MEDICAL OR PROFESSIONAL OFFICE SPACE

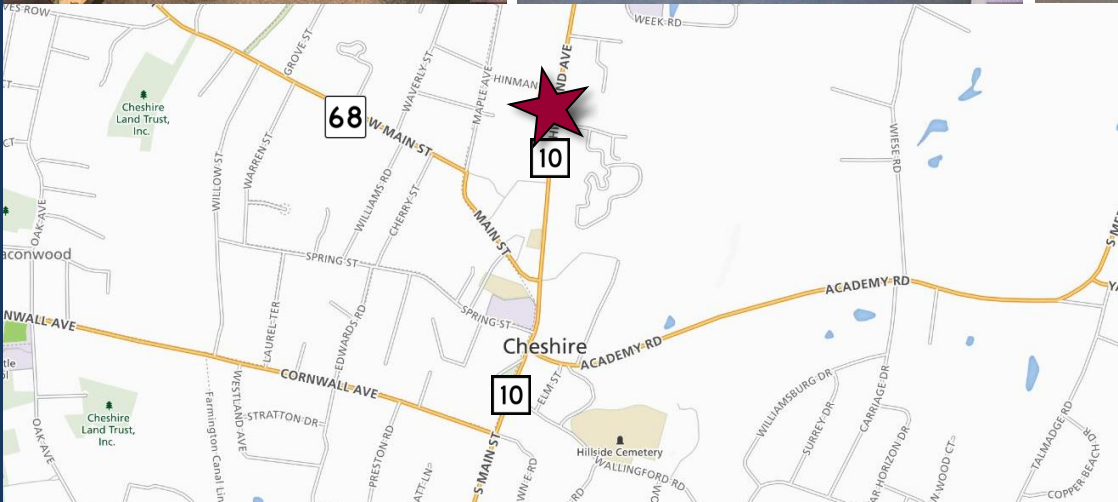
BUILDING #288 AVAILABILITY: 2,200± SF & 1,100± SF

288 Highland Ave, Cheshire, CT 06410 | [Click to view Video Tour](#)

REDUCED LEASE RATE: \$15/SF Gross plus Utilities



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 3,300± SF for Lease
- 1st FL – 1,100± SF
- 2nd FL – 2,200± SF
- Medical or Professional Offices
- Elevator
- Built in 1998
- Center of town location on Route 10
- Immaculate grounds
- Ample parking
- Many area amenities

For more information contact:

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O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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BUILDING INFORMATION

GROSS BLDG AREA #288 12,240± SF incl' Gr Level
AVAILABLE AREA 1,100 - 1st FL
2,200± SF - 2nd FL
NUMBER OF FLOORS 3 including Ground Level
CONSTRUCTION Masonry
ROOF TYPE Asphalt shingles
YEAR BUILT 1998

SITE

SITE AREA 1.92 acres
ZONING R-20A
PARKING Ample, Open
SIGNAGE Pylon, Lobby directory
VISIBILITY Excellent
HWY ACCESS I-84, I-691, I-91 from Route 10 & Route 68
TRAFFIC COUNT 13,800 ADT on Route 10
16,800 ADT on Route 68

MECHANICAL EQUIPMENT

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

EXPENSES

RE TAXES () Tenant (x) Landlord
UTILITIES (x) Tenant () Landlord
INSURANCE () Tenant (x) Landlord
MAINTENANCE () Tenant (x) Landlord
JANITORIAL (x) Tenant () Landlord

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

COMMENTS 3,300± SF Medical or Professional Office space for available for Lease consisting of 1,100± SF on the 1st Floor and 2,200± SF on the 2nd Floor. The space is located in a 12,240± SF 3-story office building with elevator. The property has immaculate grounds and ample parking in the heart of downtown Cheshire. Located across from the Stop & Shop plaza and other area amenities.

DIRECTIONS I-91 to Exit 10 or I-691 to Exit 3 to Highland Ave (Route 10)

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- Many area amenities
 - Shopping
 - Banking
 - Dining



Building #288
1,100± SF & 2,200± SF Available

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



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