

FOR SUBLEASE | 1,386± SF MEDICAL OFFICE CONDO

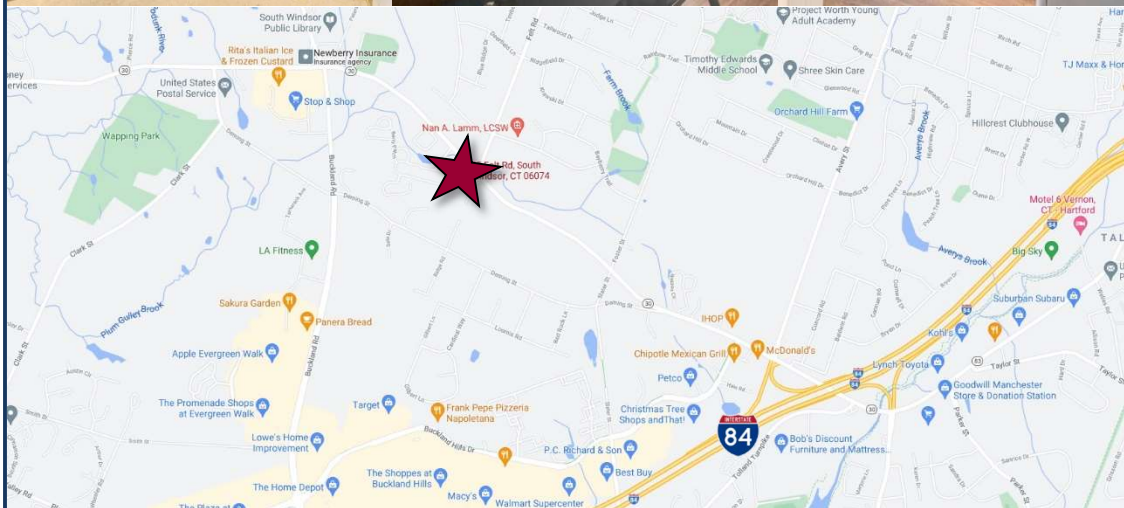
CLASS "A" SPACE | Sublease expires 11/2027

501 Wentworth Park, 85 Felt Road, South Windsor, CT 06074

SUBLEASE RATE: \$19.75/SF NNN

OR&L
Celebrating over
YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 1,386± SF Condo
- Sublease expires 11/2027
- Class A Medical Condo
 - 1st Floor
- Ample shared parking
- Signage:
 - Monument / On-door
- Zoning: RC
- Traffic: 12,600 ADT
- Visibility from Oakland Rd.
- I-84, Exit 63
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@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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BUILDING INFORMATION

GROSS BLD. AREA 11,000± SF
AVAILABLE AREA 1,386± SF
NUMBER OF FLOORS 2, condo on 1st Floor
CONSTRUCTION Masonry/Aluminum Siding
ROOF TYPE Gable, Arch Shingles
YEAR BUILT 2008

SITE INFORMATION

SITE AREA Condo
ZONING RC
PARKING 1.83/1000
SIGNAGE Monument / On Door
VISIBILITY Good on Oakland Rd.
HWY.ACCESS I-84 / I-291
TRAFFIC COUNT 12,600 ADT at corner of
Oakland Rd & Felt Rd.

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No

UTILITIES

SEWER/WATER City
GAS Yes

COMMENTS End unit - Class A medical office
condo. High-end appointments
include wainscoting, crown
molding, and hardwood floors.

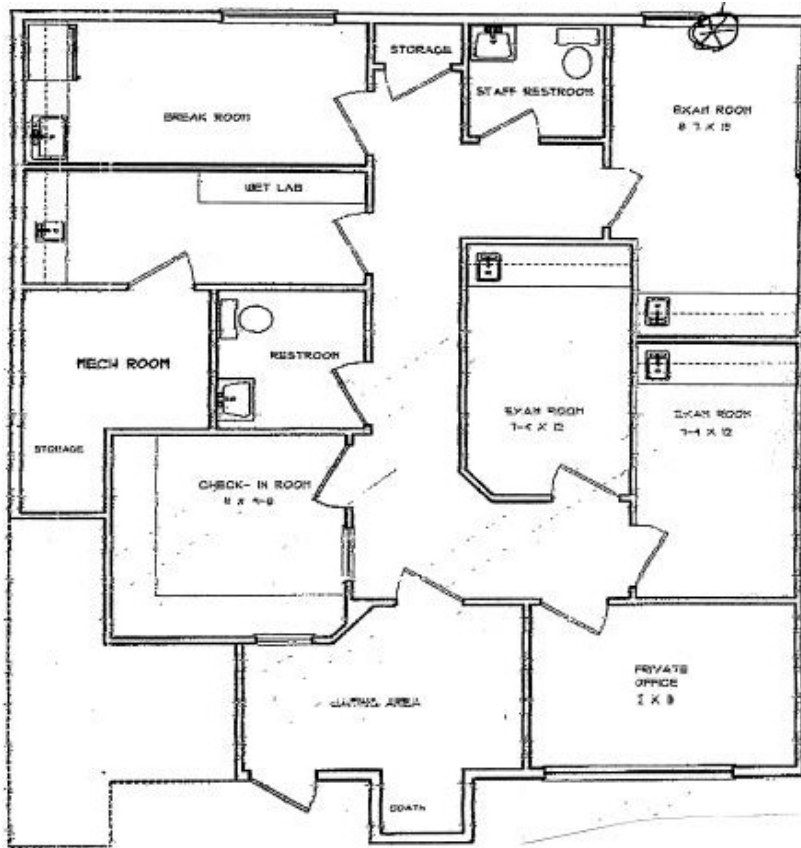
DIRECTIONS I-84, Exit 63. Right onto CT-30.
Left onto Felt Rd.

EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord
Taxes	\$4.00/SF	
CAM	\$2.00/SF	

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 - Shopping
 - Banking
 - Dining



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