

FOR LEASE | 1,500± SF 1ST FLOOR OFFICE/MEDICAL SUITE

Generous Tenant Improvement Allowance!

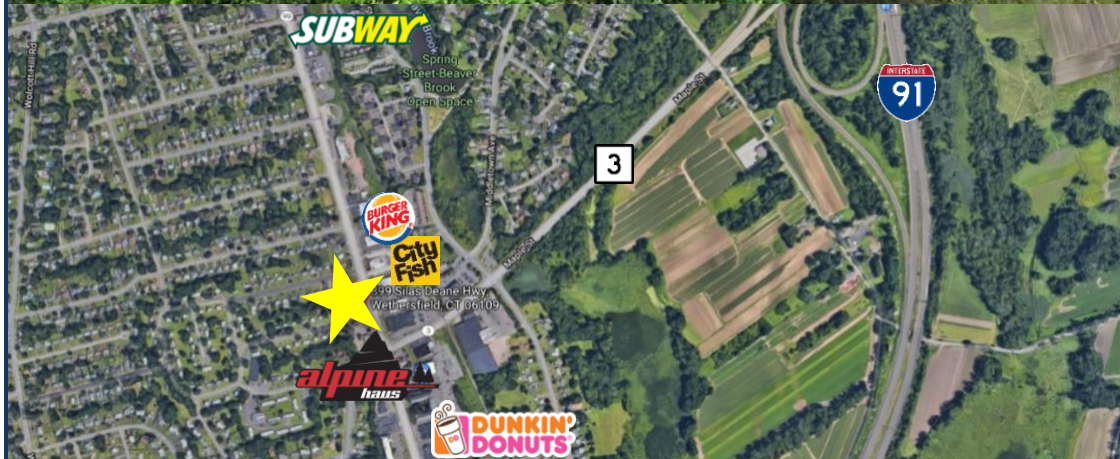
CENTRALLY LOCATED

899 Silas Deane Hwy, Wethersfield, CT, 06109

REDUCED LEASE RATE: \$15.00/SF plus utilities & janitorial



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 1 Office/Medical Suite
- 1,500± SF
- 2 Stories
- 20 parking spaces
- Excellent visibility
- Traffic: 22,300 ADT
- 1 mile to I-91, Exit 25
- 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 6,266 ± SF
AVAILABLE AREA 1st Fl: 1,500± SF
MAX CONTIGUOUS AREA 1,500± SF
WILL SUBDIVIDE TO 1,500± SF
NUMBER OF FLOORS 2
ATTIC/BASEMENT 3,090± SF Basement
CONSTRUCTION Wood Frame / Masonry
ROOF TYPE Asphalt Shingle
YEAR BUILT 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet
ELEVATOR(S) No

AREA RETAIL Marshalls, Bed Bath &
Beyond, Starbucks, City
Fish, Burger King, Subway,
Dunkin Donuts, etc.

COMMENTS 1st Floor Office/Medical Space

DIRECTIONS I-91 S to Exit 25 S. Straight onto Maple Street. Turn right onto Rt. 99 S/Silas Deane Hwy.

SITE

SITE AREA Commercial
ZONING RC
PARKING Rear, 2.50/1000 ratio
SIGNAGE Monument
VISIBILITY Excellent on Route 99
FRONTAGE 200' on Route 99
HWY.ACCESS 1 mile to I-91, Exit 25
TRAFFIC COUNT 22,300 ADT

UTILITIES

SEWER Public
WATER Public
GAS CNG

EXPENSES

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

Property Highlights

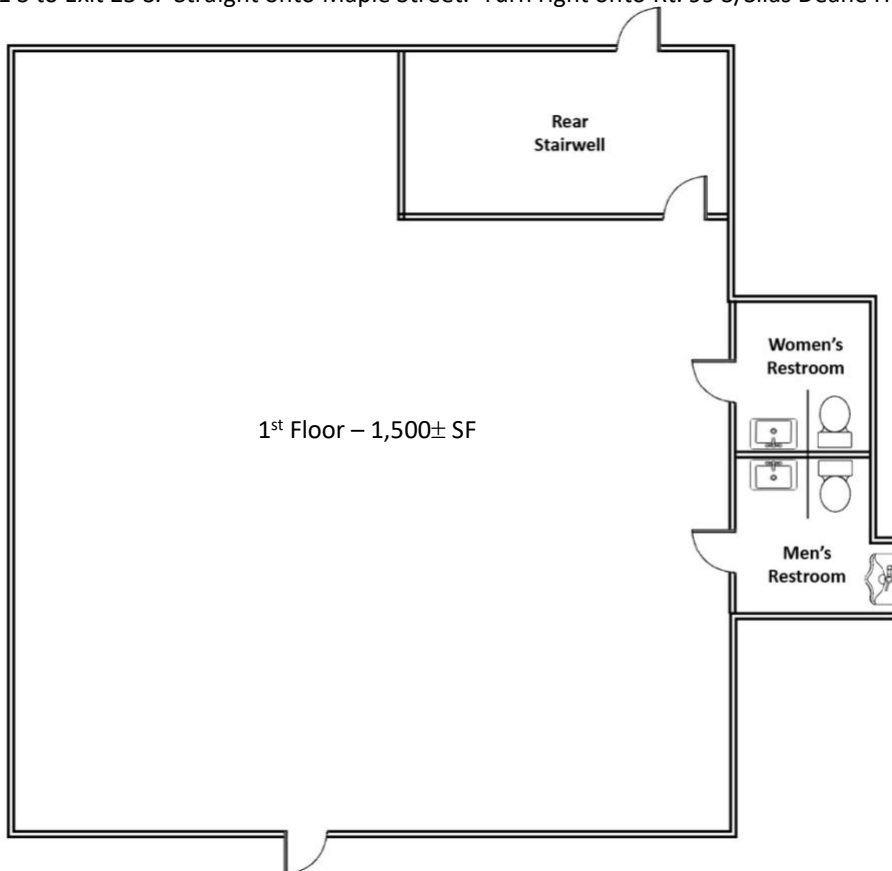
- 1 Office/Medical Suite
- 1,500± SF
- 1st Floor space
- 2 Stories
- 20 parking spaces
- Monument signage
- Zoning: RC
- Traffic: 22,300 ADT
- 1 mile to I-91, Exit 25
- Many area amenities
 - Shopping
 - Banking
 - Dining



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barcode scanner on your smart
phone to access our website.



Connect with Us



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