

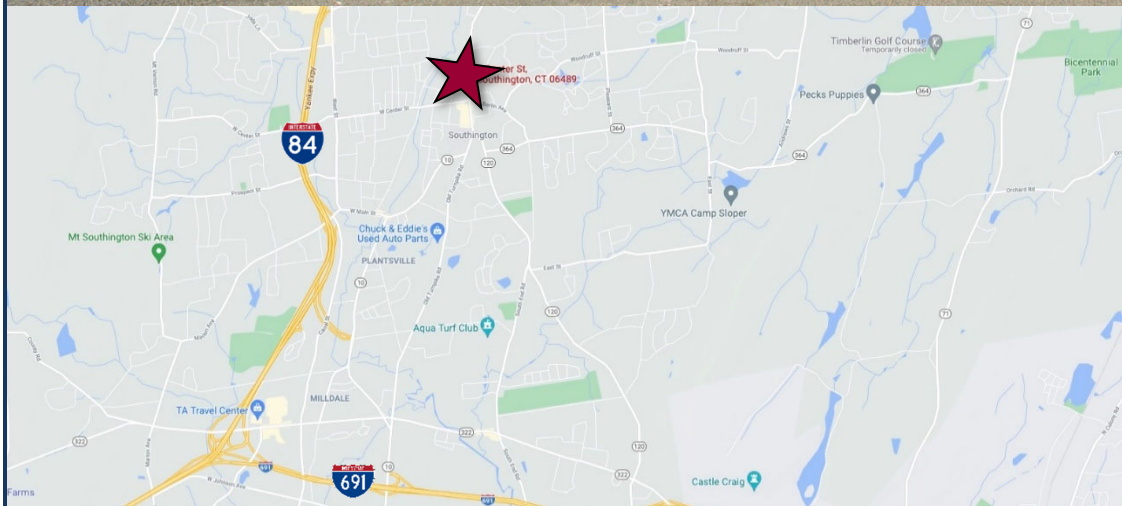
FOR LEASE | 3,541± SF 3RD FLOOR OFFICE SPACE OVERLOOKS CHARMING DOWNTOWN SOUTHTON

1 Center Street, Southington, CT 06489

LEASE RATE: \$4,150/MO NNN (\$14/SF)



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Available: 3,541± SF
 - 3rd Fl Space
 - Subdividable to 1,500± SF
- 10,684± SF Building
- 3 Stories
- 1 Elevator
- Renovated in 2018
- Parking: On-Street
- Signage: On-Building
- Traffic Count: 15,222 ADT
- I-84, Exit 32 & I-691, Exit 4

For more information contact:

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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 10,684± SF
AVAILABLE AREA 3,541± SF on 3rd Fl
MIN AVAILABLE SF 1,500± SF
NUMBER OF FLOORS 3
CONSTRUCTION Brick / Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1900, Renovated 2018

SITE INFORMATION

SITE AREA 0.10 Acres
ZONING CB
PARKING On-Street
SIGNAGE On Building
VISIBILITY Excellent
FRONTAGE Center St: 48' | N Main St: 74'
HWY.ACCESS I-84 & I-691
TRAFFIC COUNT 15,222 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED 100% Wet
ELECTRIC SERVICE TBD
ELEVATOR(S) 1

UTILITIES

SEWER City
WATER City
GAS Yes

EXPENSES

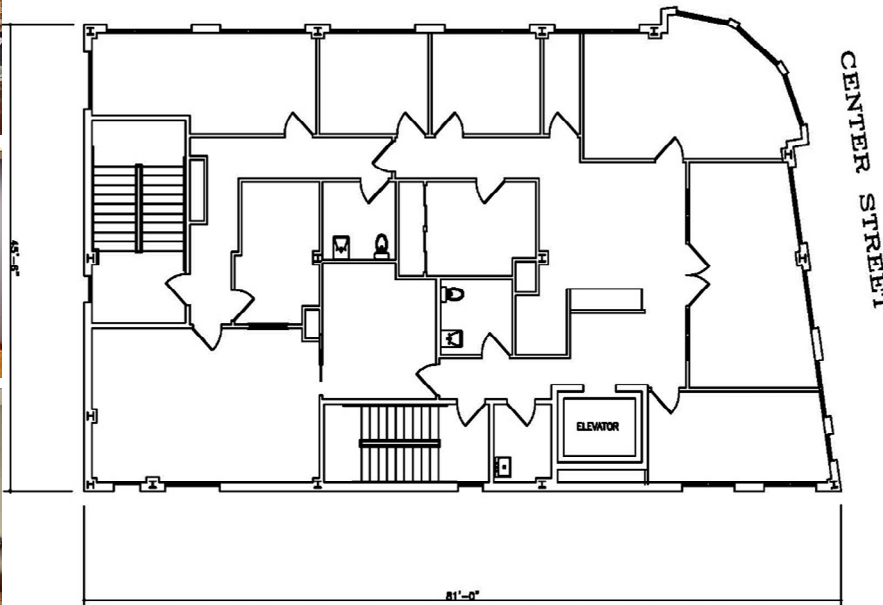
RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

COMMENTS Prime location on busy intersection in charming downtown Southington. Walking distance to all local shops and restaurants.

NNN \$1,380/MO

DIRECTIONS I-84, Exit 32. Turn right onto Queen Street (Route 10) Turn right onto Center Street. I-691, Exit 4. Turn right onto CT-322W. Turn right onto CT 120N. Turn right onto CT-10N. Turn left onto Center Street.

NORTH MAIN STREET



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 - 3rd Fl Space
 - Subdividable to 1,500± SF
- 10,684± SF Building
- 3 Stories
- 1 Elevator
- Renovated in 2018
- Parking: On-Street
- Signage: On-Building
- Traffic Count: 15,222 ADT
- I-84, Exit 32 & I-691, Exit 4
- Many area amenities
 - Shopping
 - Banking
 - Dining



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