

FOR LEASE | PROFESSIONAL OFFICE BUILDING

2,100± SF OFFICE SPACE AVAILABLE | 2ND FLOOR – ELEVATOR ACCESS

55 Realty Drive, Cheshire, CT 06410

LEASE RATE: \$19.50/SF Full Gross, Includes Utilities

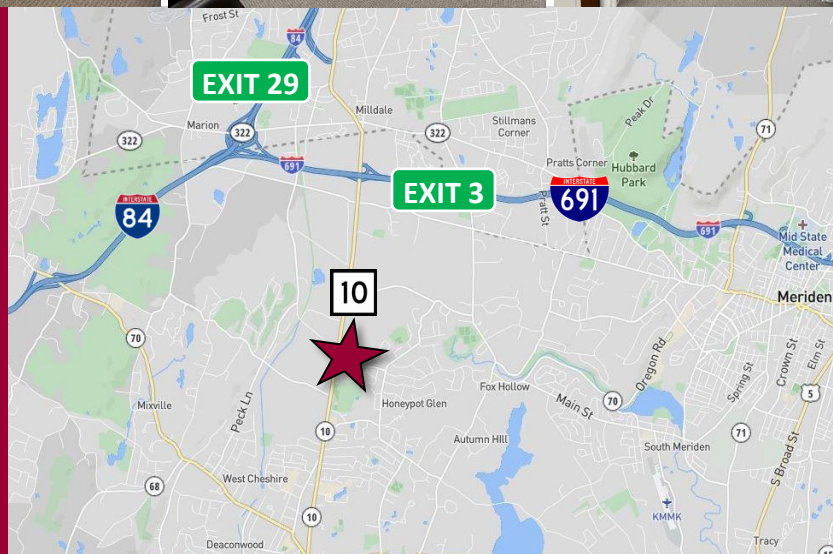


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 32,599± SF Professional Office Building
- Campus-like setting
 - 2,100± SF for Lease
 - 2nd Floor space
 - Elevator access
- Fully equipped cafeteria on-site
- Keyless entry
- Security & Fire Alarm systems
- Patio / Outdoor seating
- Easy access to highways

For more information contact:

Toby Brimberg | 203-640-5575 (Cell) | tbrimberg@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.

FOR LEASE | PROFESSIONAL OFFICE BUILDING

2,100± SF OFFICE SPACE AVAILABLE | 2ND FLOOR – ELEVATOR ACCESS

55 Realty Drive, Cheshire, CT 06410

LEASE RATE: \$19.50/SF Full Gross, Includes Utilities



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA 32,599± SF
AVAILABLE AREA 2,100± SF
WILL SUBDIVIDE TO 2,100± SF
NUMBER OF FLOORS 2
YEAR BUILT 1999

SITE INFORMATION

SITE AREA 9 Acres
ZONING I-2
PARKING 226± Surface spaces
SIGNAGE Pylon
VISIBILITY Excellent
HWY ACCESS I-691 to I-84

MECHANICAL EQUIPMENT

AIR CONDITIONING 100% Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED Yes, Wet
ELECTRIC SERVICE 800 amps
ELEVATOR(S) Yes, 1

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

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

COMMENTS O,R&L Commercial is pleased to present a 32,599± SF professional office building with 2,100± SF of office space for Lease. The available space is located on the 2nd floor with elevator access. The property is a beautiful building set in a campus-like office park fully equipped with cafeteria on-site, landscaped gardens, patio and picnic area. There is ample parking with 226± spaces. The lease rate includes utilities.

DIRECTIONS I-691 to Exit 3 to Highland Ave / Route 10 to Realty Drive

Property Highlights

- 32,599± SF Professional Office Building
- Campus-like setting
 - 2,100± SF for Lease
 - 2nd Floor space
 - Elevator access
- Fully equipped cafeteria on-site
- Keyless entry
- Security & Fire Alarm systems
- Patio / Outdoor seating
- Easy access to highways
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Toby Brimberg | 203-640-5575 (Cell) | tbrimberg@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.