

FOR LEASE | 917± SF PROFESSIONAL OFFICE SUITE AVAILABLE

Highly visible intersection

912 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: \$16.00/SF Gross plus janitorial



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 1 Suite Available:
 - Upper Level
 - 917± SF
- 2 levels both at grade
- Marble lobby
- Parabolic lighting
- 4/1000 parking ratio
- Traffic: 22,300 ADT
- Zoning: RC
- I-91 Exit 25S to Rt. 3
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@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 | 917± SF PROFESSIONAL OFFICE SUITE AVAILABLE

Highly visible intersection

912 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: \$16.00/SF Gross plus janitorial



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 26,334± SF
AVAILABLE AREA 917± SF on upper level
NUMBER OF FLOORS 2 floors, both at grade
CORE FACTOR 8%
COLUMN SPACING 20' x 25'
CONSTRUCTION Concrete block & brick
ROOF TYPE Built-up
YEAR BUILT 1961, renovated 1984,1995

SITE

SITE AREA 1.45 acres
ZONING RC
PARKING 106 spaces (4/1000)
SIGNAGE Monument
VISIBILITY Excellent
PUBLIC TRANS Bus
HWY.ACCESS Rt. 3, 1± mile to I-91
TRAFFIC COUNT 22,300 ADT

UTILITIES

SEWER/WATER City
GAS CNG

EXPENSES

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

MECHANICAL EQUIPMENT

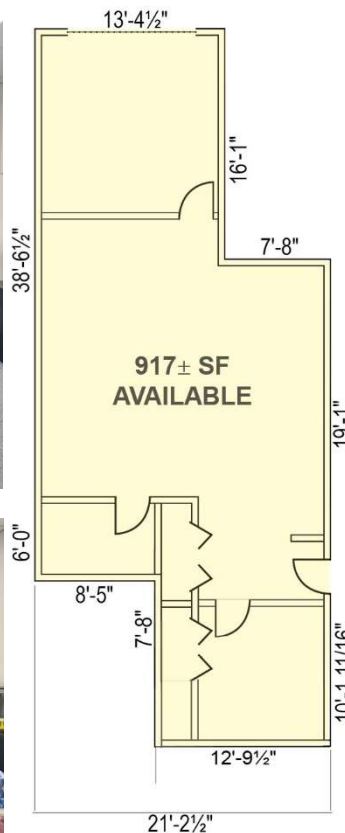
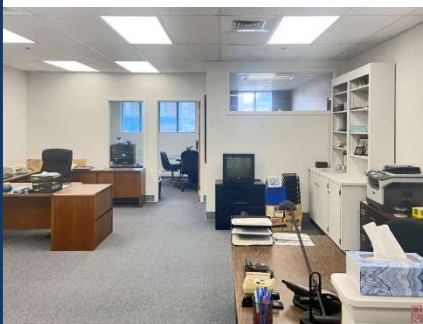
AIR CONDITIONING Central Air
TYPE OF HEAT Gas forced air
SPRINKLERED Full
ELECTRIC SERVICE 800 amps, 3 phase
ELEVATOR(S) None
LIGHTING Parabolic

AREA RETAIL Burger King, City Fish Market, Dunkin Donuts, Subway, Starbucks, Friendly's

COMMENTS Beautiful marble lobby, parabolic lighting, highly visible, easily accessible location.

DIRECTIONS I-91 S to Exit 25S to Rt. 3. Right into driveway just before intersection with Silas Deane.

Upper Level: 917± SF



Property Highlights

- 1 Suite Available:
 - Upper Level
 - 917± SF
- 2 levels both at grade
- Marble lobby
- Parabolic lighting
- 4/1000 parking ratio
- Traffic: 22,300 ADT
- Zoning: RC
- I-91 Exit 25S to Rt. 3
- Many area amenities
 - Shopping, Banking, Dining



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



Connect with Us



For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@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.