

FOR LEASE | 866± SF – 4,532± SF MEDICAL OFFICE SUITES

SUFFIELD MEDICAL CENTER

162 Mountain Road, Suffield, CT 06078

LEASE RATE: \$15/SF NNN

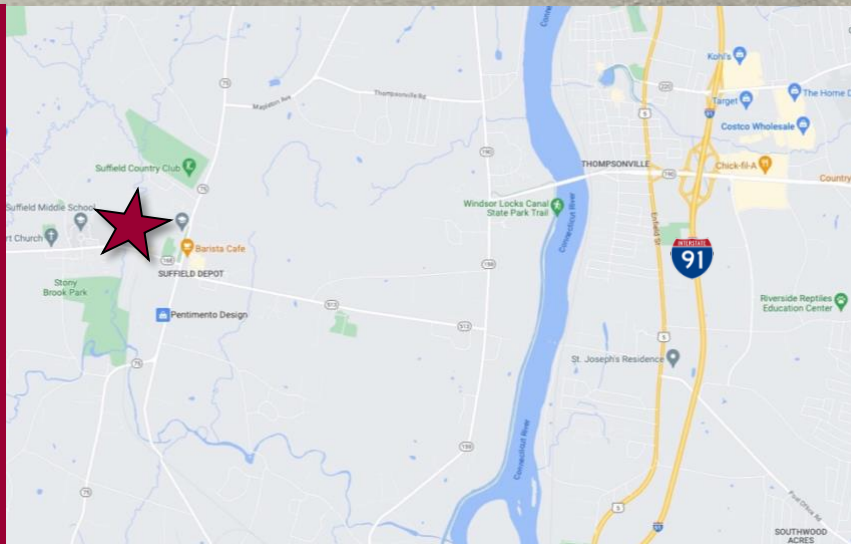


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 15,132± SF Building
- 866± SF – 4,532± SF Available
- 2 Stories
- 1 Elevator
- 1.23 Acres
- Parking: 70 Spaces
- Zoning: TCV
- Traffic: 10,100 ADT
- I-91, Exit 47W
- 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.

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BUILDING INFORMATION

GROSS BLD. AREA	15,132± SF
AVAILABLE AREA	7,379± SF
MAX CONTIGUOUS AREA	4,532± SF
WILL SUBDIVIDE TO	866± SF
OCCUPANCY LEVEL	47%
NUMBER OF FLOORS	2
BASEMENT	Partial
ADD ON FACTOR	11%
CONSTRUCTION	Brick / Masonry
ROOF TYPE	Gable, Asphalt Shingle
YEAR BUILT	1985

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	None
ELECTRIC SERVICE	400 amp
LIGHTING	Fluorescent
ELEVATOR(S)	1

SITE INFORMATION

SITE AREA	1.23 Acres
ZONING	TCV
PARKING	70 spaces
SIGNAGE	Pylon / Directory
VISIBILITY	Excellent
FRONTAGE	84'
HWY.ACCESS	I-91, Exit 47W
TRAFFIC COUNT	10,100 ADT

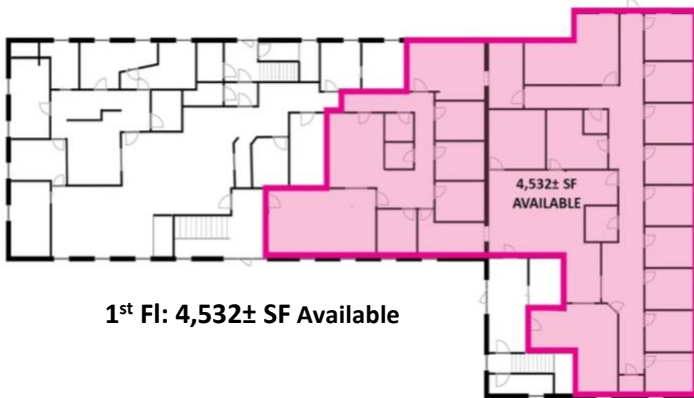
UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

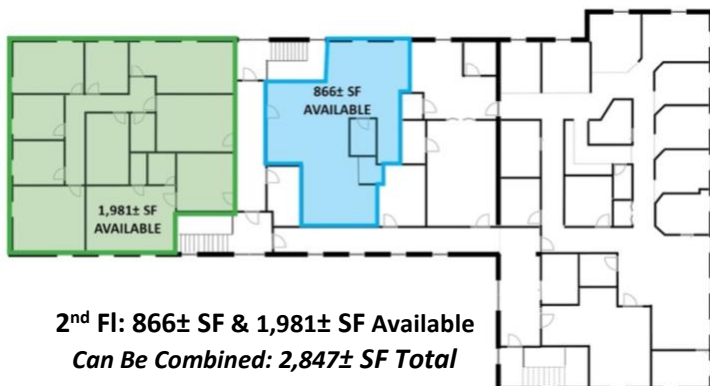
EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord
CAM	Approximatly \$10/SF	

DIRECTIONS I-91, Exit 47W. Right onto Hazard Ave (Rt. 190). Straight onto Franklin St (Rt. 190). Left onto East Street N (Rt. 159). Right onto Bridge St (Rt. 513). Right onto S Main St (Rt. 75). Left onto Mountain Rd (Rt. 168). Property is on the Right.



1st Fl: 4,532± SF Available



2nd Fl: 866± SF & 1,981± SF Available
Can Be Combined: 2,847± SF Total



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- Zoning: TCV
- Traffic: 10,100 ADT
- I-91, Exit 47W
- Many area amenities
 - Shopping
 - Banking
 - Dining



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