

FOR LEASE | 922± SF OFFICE CONDO SOUTHWAY EXECUTIVE PARK

35 Cold Spring Road, Bldg 300, Suite 322, Rocky Hill, CT 06067

LEASE RATE: \$15/SF GROSS PLUS UTILITIES & JANITORIAL

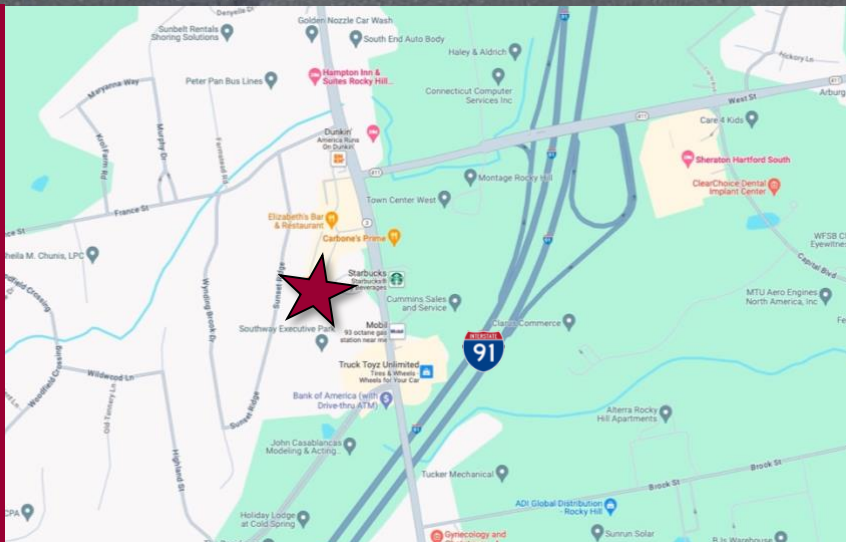


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 922± SF Available
- 2nd Floor Condo
- Ample Parking
- 11,496± SF Building
- 2 Stories
- Directory Signage
- Elevator
- Zoning: Commercial
- I-91, Exit 23
- 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 11,496± SF
AVAILABLE AREA Suite 322: 922± SF
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame & Masonry
ROOF TYPE Asphalt Shingle
YEAR BUILT 1987

SITE INFORMATION

SITE AREA N/A
ZONING Commercial
PARKING Ample, 4.65/1000 ratio
SIGNAGE Directory in Building
HWY.ACCESS I-91, Exit 23

UTILITIES

SEWER MDC
WATER MDC
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Separately Metered
SPRINKLERED No
ELECTRIC SERVICE 100 amp
ELEVATOR(S) 1 Passenger

EXPENSES

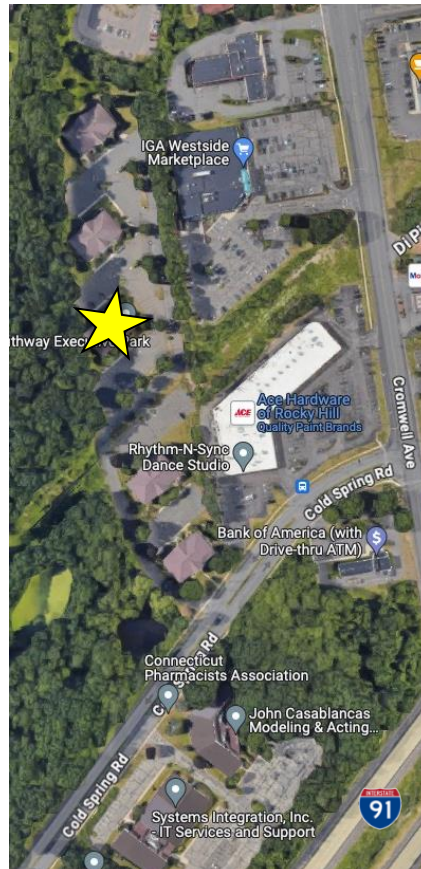
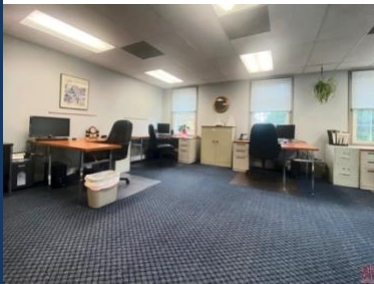
RE TAXES	☐ Tenant	☒ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☐ Tenant	☒ Landlord
MAINTENANCE	☐ Tenant	☒ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

COMMENTS 2nd Floor condo. Peaceful,
private setting with
windows overlooking trees
and green area.

DIRECTIONS I-91, Exit 23. Proceed West to Rt. 3, Cromwell Ave. South, RIGHT onto Cold Spring Rd.
RIGHT into 35 Cold Spring Rd., Go to building #300, Suite #322 is on the 2nd Floor.

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- Zoning: Commercial
- I-91, Exit 23
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 - Shopping
 - Banking
 - Dining



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