O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR LEASE

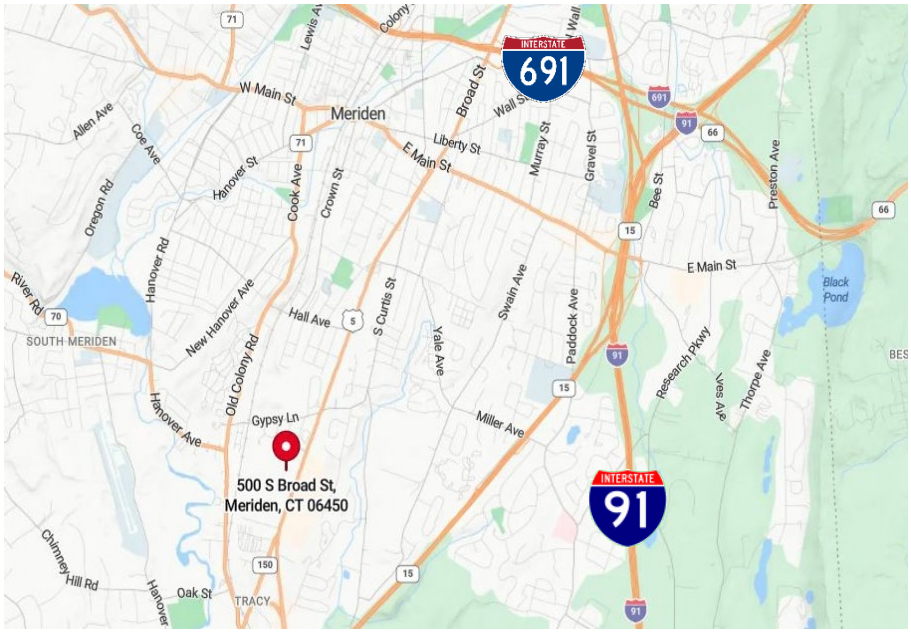
500 South Broad Street, Meriden, CT 06450

First Floor: 33,417± SF | Second Floor: 30,000± SF Office Space

LEASE RATE $9.35/SF NNN

HIGHLIGHTS

- 422,000± SF Building on 48.10 Acres
- Up to 63,417± SF Office Space for Lease
  - 1st Floor: 33,417± SF
  - 2nd Floor: 30,000± SF
- Lease Rate: $9.35/SF NNN
- Elevator Access
- Ample Parking with 550 spaces
- Zoning: M-3
- Located on Meriden/Wallingford town line. Great Access to Highways
- **Note: Industrial Space Available. See Industrial Flyer.**



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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500 South Broad Street, Meriden, CT

Up to 63,417± SF







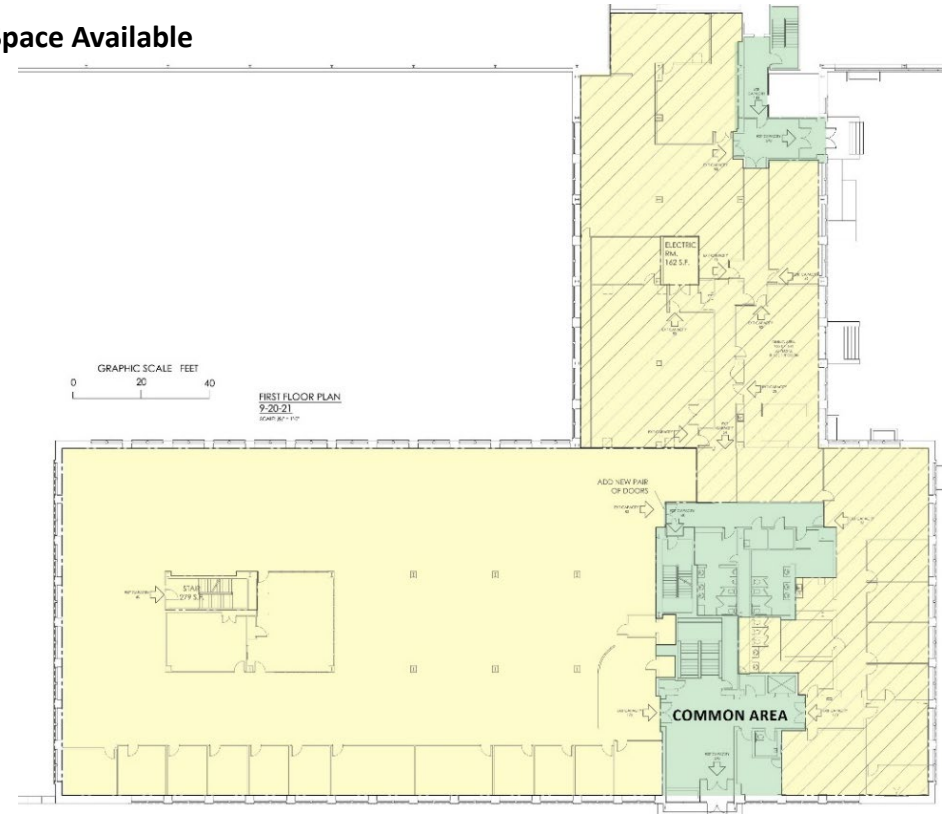




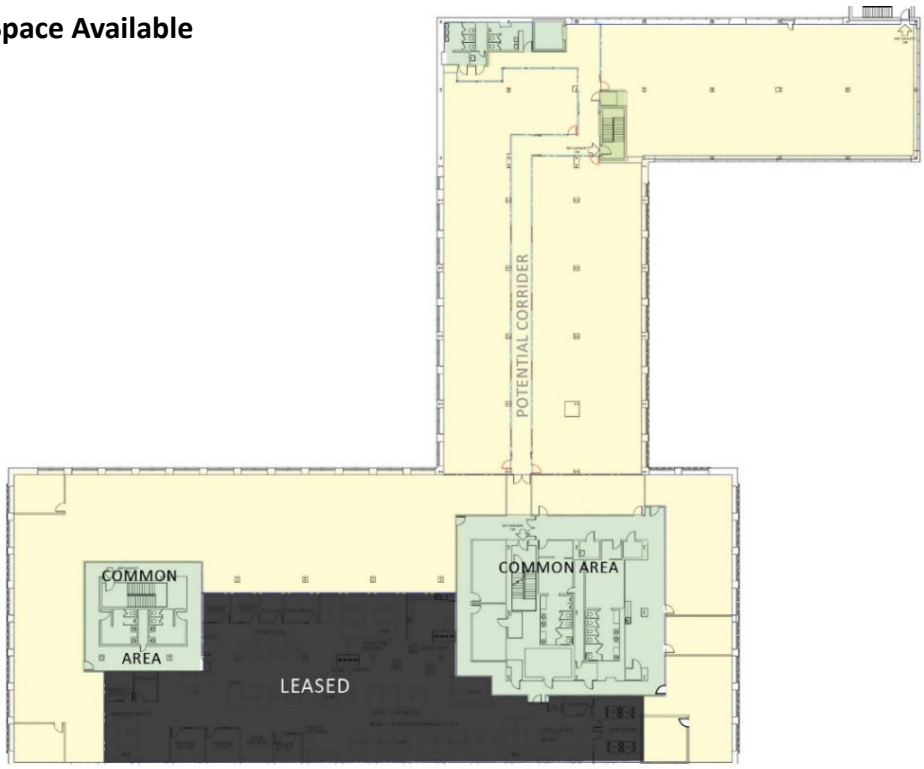


OFFICE SPACE AVAILABILITIES

1st Floor Plan, Up to 33,417± SF, Contiguous Space Available



2nd Floor Plan, Up to 30,000± SF, Contiguous Space Available



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500 South Broad Street, Meriden, CT

Up to 63,417± SF

BUILDING INFORMATION

GROSS BLD. AREA: 412,322± SF
312,000 SF Ind.
100,322 SF Office

AVAILABLE AREA: 1st FL: 33,417± SF Office
2nd FL: 30,000± SF Office
LL: 125,426± SF

WILL SUBDIVIDE TO: 3,000 SF
 # OF FLOORS: 3
CLEAR HEIGHT: Flex:10' / Industrial 17.6'
COLUMN SPACING: Office: 23"6' x 27'
CONSTRUCTION: Masonry block with brick
ROOF TYPE: Concrete with modified membrane
YEAR BUILT: 1957, 1961-1963, 1970

MECHANICAL EQUIPMENT

TYPE OF HEAT: Natural Gas
SPRINKLERED: Yes
ELECTRIC: 277/480V
ELEVATORS: 1 passenger, 1 freight/6,000 lb.

SITE INFORMATION

SITE AREA: 48.10± acres
ZONING: M-3
PARKING: 550 spaces (2.54/1000)
SIGNAGE: Building & Monument
VISIBILITY: Limited
HWY ACCESS: Rt. 15, I-691, I-91
TRAFFIC COUNT: 16,500

UTILITIES

SEWER/WATER: City
GAS: Yankee Gas

TAXES

ASSESSMENT: $8,125,900
MILL RATE: 29.99
TAXES: $243,695.76($0.58/SF)

EXPENSES

RE TAXES:	☐ Tenant ☑ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☐ Tenant ☑ Landlord
MAINTENANCE:	☐ Tenant ☑ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord

NNN EXPENSES: $1.65/SF



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