O,R &L COMMERCIAL

*Ranked in Top 50 Commercial Firms in U.S.*



# FOR LEASE

**The Beeches, 816-820 Broad Street, Meriden, CT 06450**

**Multiple Medical/Office Suites Available**

Suite 10: 5,000± SF | Suite 13: 2,248± SF | Suite 18: 1,850± SF | Suite 23 : 1,938± SF

## LEASE RATE: $18.00/SF Modified Gross

## HIGHLIGHTS

- Multiple Medical/Office Suites
- 188 parking spaces
- 3.88 acres
- Zoning: C-2
- Easy Access to I-691, Exit 8
- Traffic Count: 18,400± ADT
- Centrally Located
- Monument Signage
- Excellent Visibility on Broad St.




**CONTACT**

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 🖷 (860) 721-7882
2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 🖷 (203) 315-4046
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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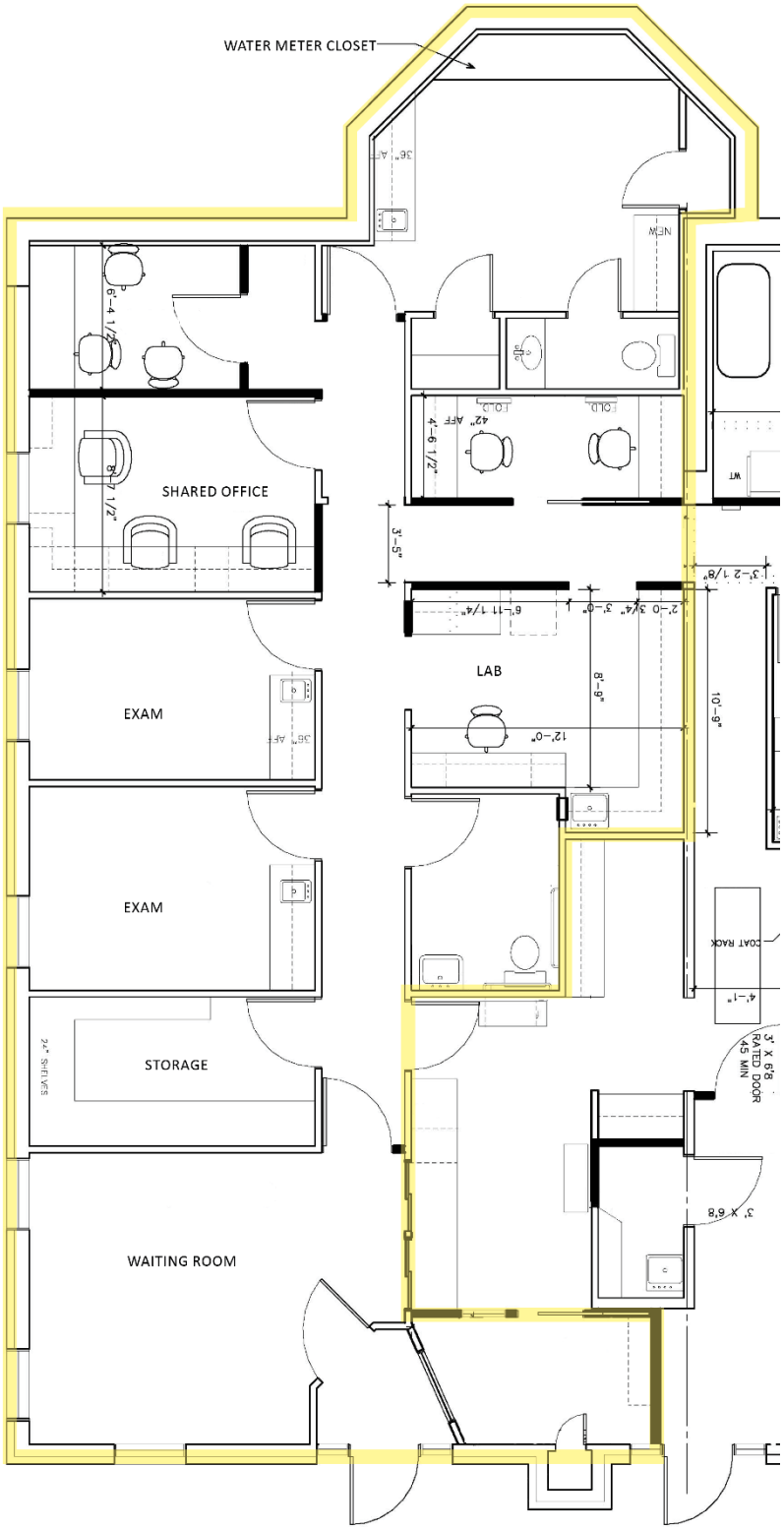
# FOR LEASE

## LEASE RATE $18.00/SF Modified Gross

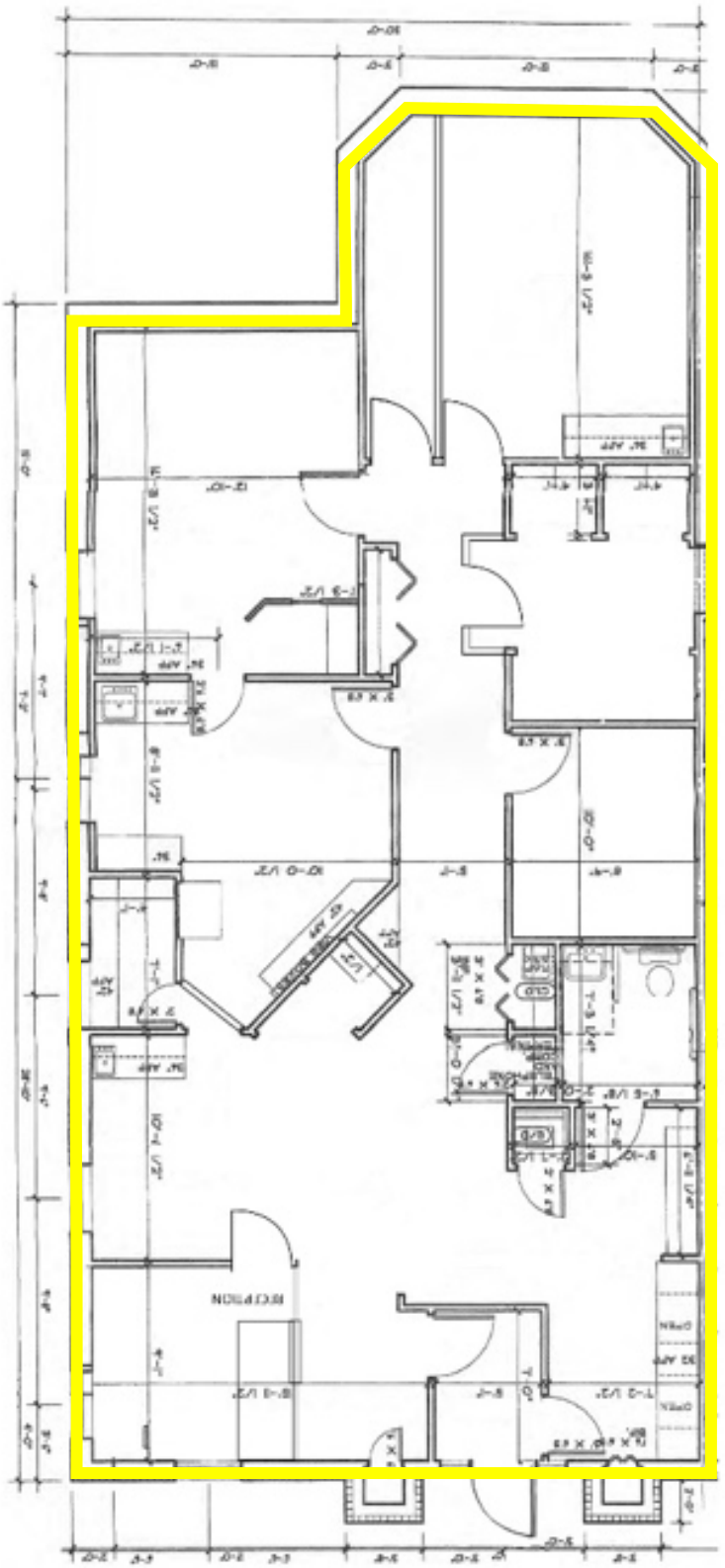
**The Beeches, 816-820 Broad St, Meriden, CT**

**Multiple Medical/Office Suites Available**

**Bldg 1 – 816 Broad | Suite 18: 1,850± SF Lower level**




**Bldg 2 – 818 Broad | Suite 13: 2,248± SF Lower Level**



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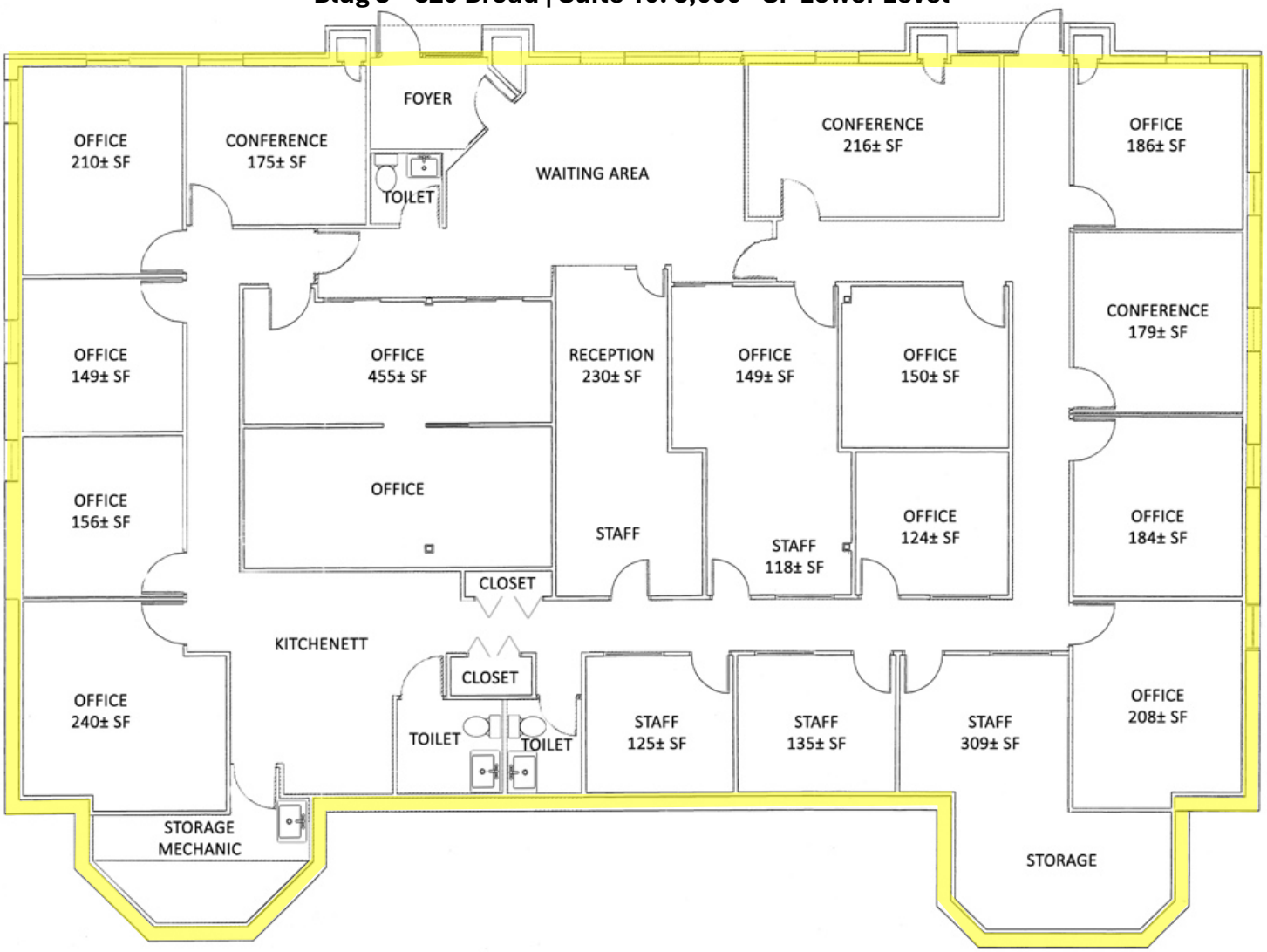
# LEASE RATE $18.00/SF Modified Gross

## The Beeches, 816-820 Broad St, Meriden, CT

## Multiple Medical Office Suites Available

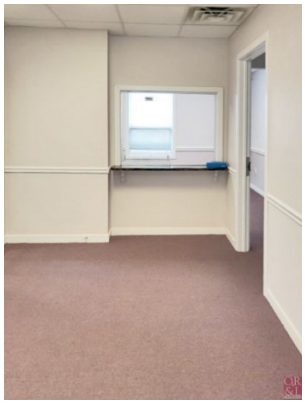
# FOR LEASE

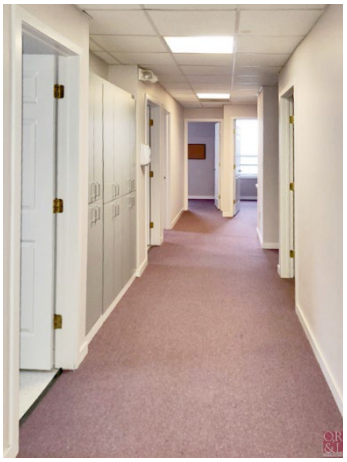
**Bldg 3 – 820 Broad | Suite 10: 5,000± SF Lower Level**










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# FOR LEASE

## LEASE RATE $18.00/SF Modified Gross

### The Beeches, 816-820 Broad St, Meriden, CT

### Multiple Medical/Office Suites Available

**BUILDING INFORMATION**
**GROSS BLD. AREA:** 32,130± SF
**AVAILABLE AREA:**
816 Broad B1 - Suite 18: 1,850± SF
818 Broad B2 - Suite 13: 2,248± SF
820 Broad B3 - Suite 10: 5,000± SF
816 Broad B1 - Suite 23: 1,938± SF
**CONSTRUCTION:** Brick
**ROOF TYPE:** Gable
**YEAR BUILT:** 2000

**MECHANICAL EQUIPMENT**
**AIR CONDITIONING:** 100%
**HEAT:** Gas, Forced hot air
**SPRINKLERED:** No
**ELECTRIC/POWER:** 100 amp

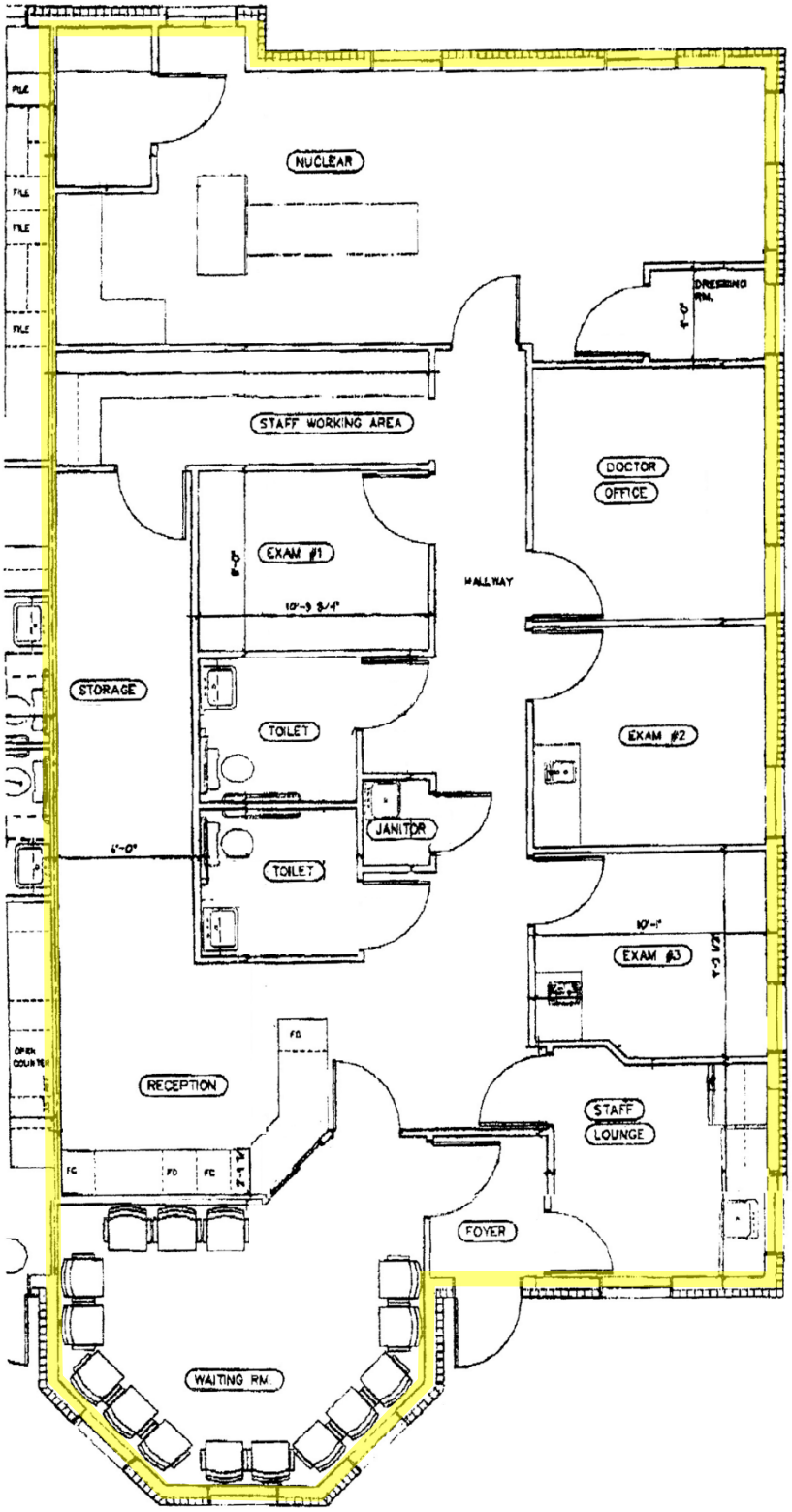
**SITE INFORMATION**
**SITE AREA:** 3.88± acres
**ZONING:** C-2
**PARKING:** 188 spaces
**SIGNAGE:** Monument
**VISIBILITY:** Excellent on Broad Street
**HWY ACCESS:** ¼ mile to I-691, Exit 8
**TRAFFIC COUNT:** 18,400 ADT

**UTILITIES**
**SEWER/WATER:** City
**GAS:** Yes

**EXPENSES**

| | |
|---|---|
| **RE TAXES:** | ☐ Tenant ☑ Landlord |
| **UTILITIES:** | ☑ Tenant ☐ Landlord |
| **INSURANCE:** | ☐ Tenant ☑ Landlord |
| **MAINTENANCE:** | ☑ Tenant ☑ Landlord |
| **JANITORIAL:** | ☑ Tenant ☐ Landlord |

**Bldg 1 – 816 Broad | Suite 23: 1,938± SF Upper Level**





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