O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR LEASE

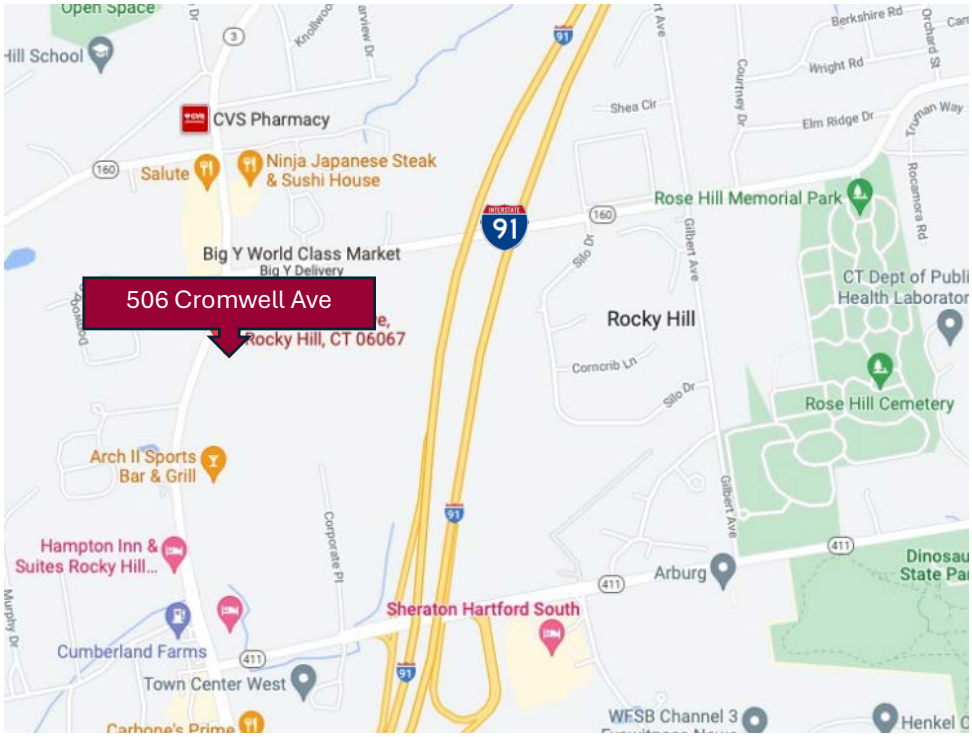
506 Cromwell Avenue, Rocky Hill, CT 06067

1,190± SF Medical Office Space Available

LEASE RATE $13.50/SF NNN

HIGHLIGHTS

- 1,190± SF Turnkey Medical Space
- 3 Patient Rooms
- Waiting room/Reception area
- Admin Office/Nurse's station
- Additional free parking next door
- Signage: Directory
- 4/1000 Parking Ratio
- Zoning: C
- I-91, Exit 23



CONTACTS

Thomas Wilks
(860) 761-6018
twilks@orlcommercial.com

Jay L. Morris
(860) 721-0033
jmorris@orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE

LEASE RATE $13.50/SF NNN

506 Cromwell Ave, Rocky Hill, CT

1,190± SF Turnkey Medical Space

BUILDING INFORMATION
GROSS BLD. AREA: 12,262± SF
AVAILABLE AREA: Suite 101: 1,190± SF
NUMBER OF FLOORS: 2 levels, both at grade
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingle
YEAR BUILT: 1989

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central Air
HEAT: Gas Forced Hot Air
SPRINKLERED: No
ELEVATOR: No, both levels at grade

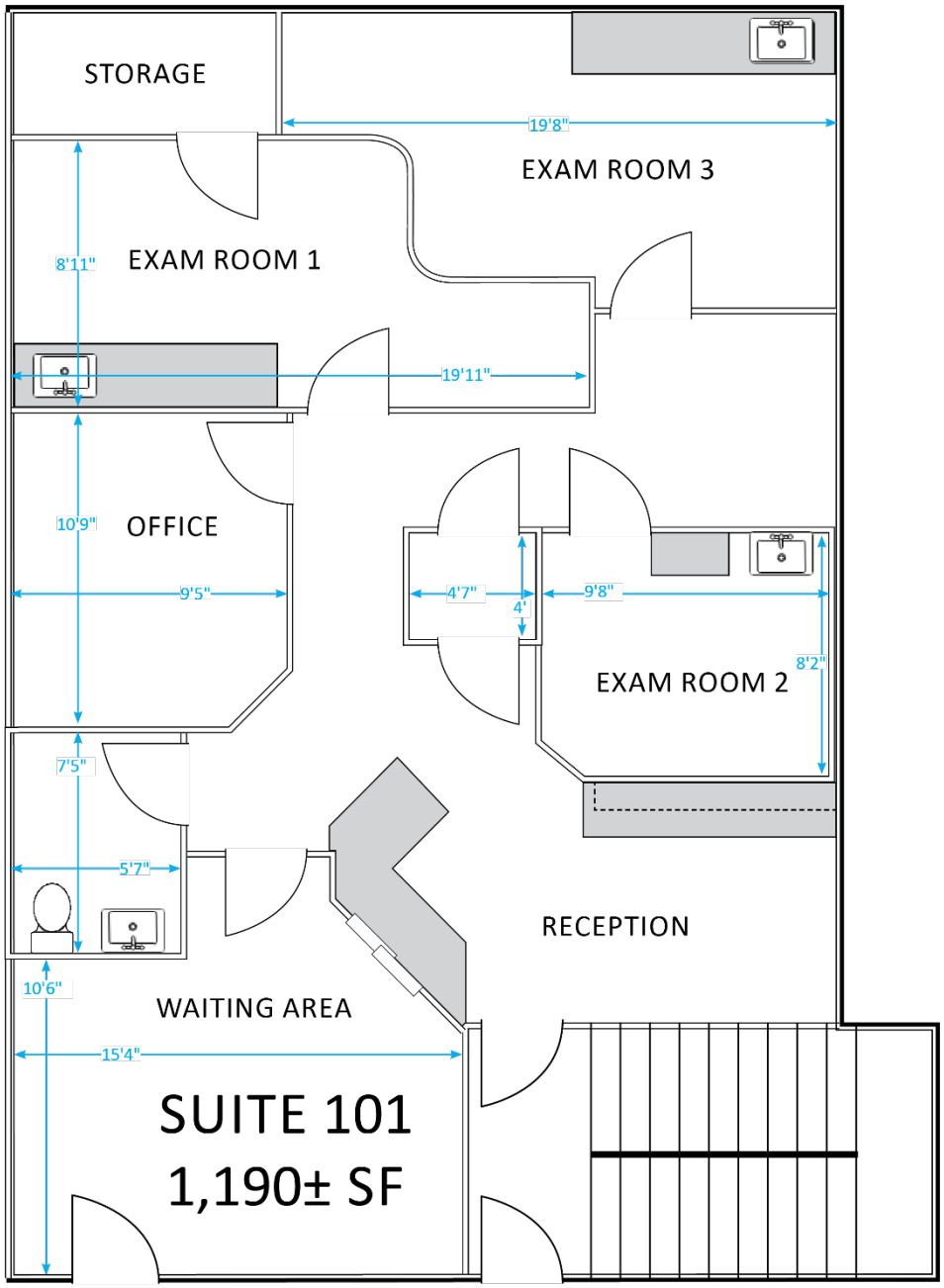
SITE INFORMATION
SITE AREA: 0.91 acre
ZONING: C
PARKING: 4/1000
SIGNAGE: Directory and Monument
VISIBILITY: Excellent on Cromwell Ave
HWY ACCESS: I-91, Exit 23

UTILITIES
SEWER/WATER: Public
GAS: Public

TAXES
ASSESSMENT: $812,170
MILL RATE: 30.24
TAXES: $24,560.02/year, $2.00/SF

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

NNN EXPENSES: $11.03/SF



Click Here to
Visit 3D space on
Matterport
or Scan QR Code





CONTACTS
Thomas Wilks | (860) 761-6018
twilks@orlcommercial.com
Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.