

O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR LEASE & SUBLEASE

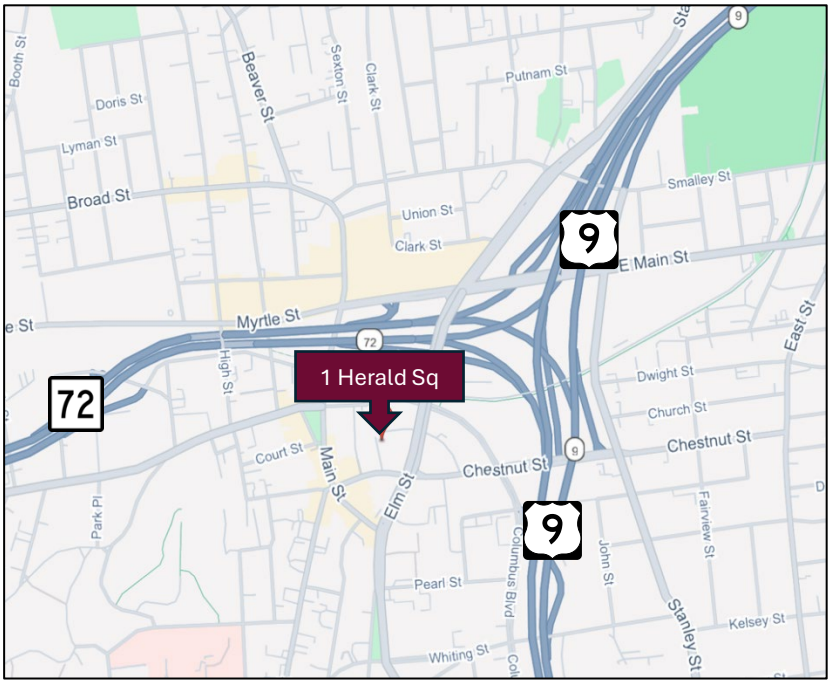
1 Herald Square, New Britain, CT 06051

For Lease: 1,500± SF OFFICE SPACE | For Sublease: 6,500± SF OFFICE SPACE AVAILABLE

LEASE RATE: $1600/MONTH GROSS
SUBLEASE RATE $15/SF FULL-SERVICE GROSS

HIGHLIGHTS

- Sublease - 6,500± SF 2nd Floor Office Space
  - Fully Built-Out Office space with large classrooms/conference rooms
- Lease – 1,500± SF Basement Office Space
  - Office Build-Out with Kitchenette & Bathrooms
- Elevator Access
- Located on Bus Line
- Off Rt. 9 with visibility from Elm Street
- Sublease expires 12/31/2029



CONTACTS

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

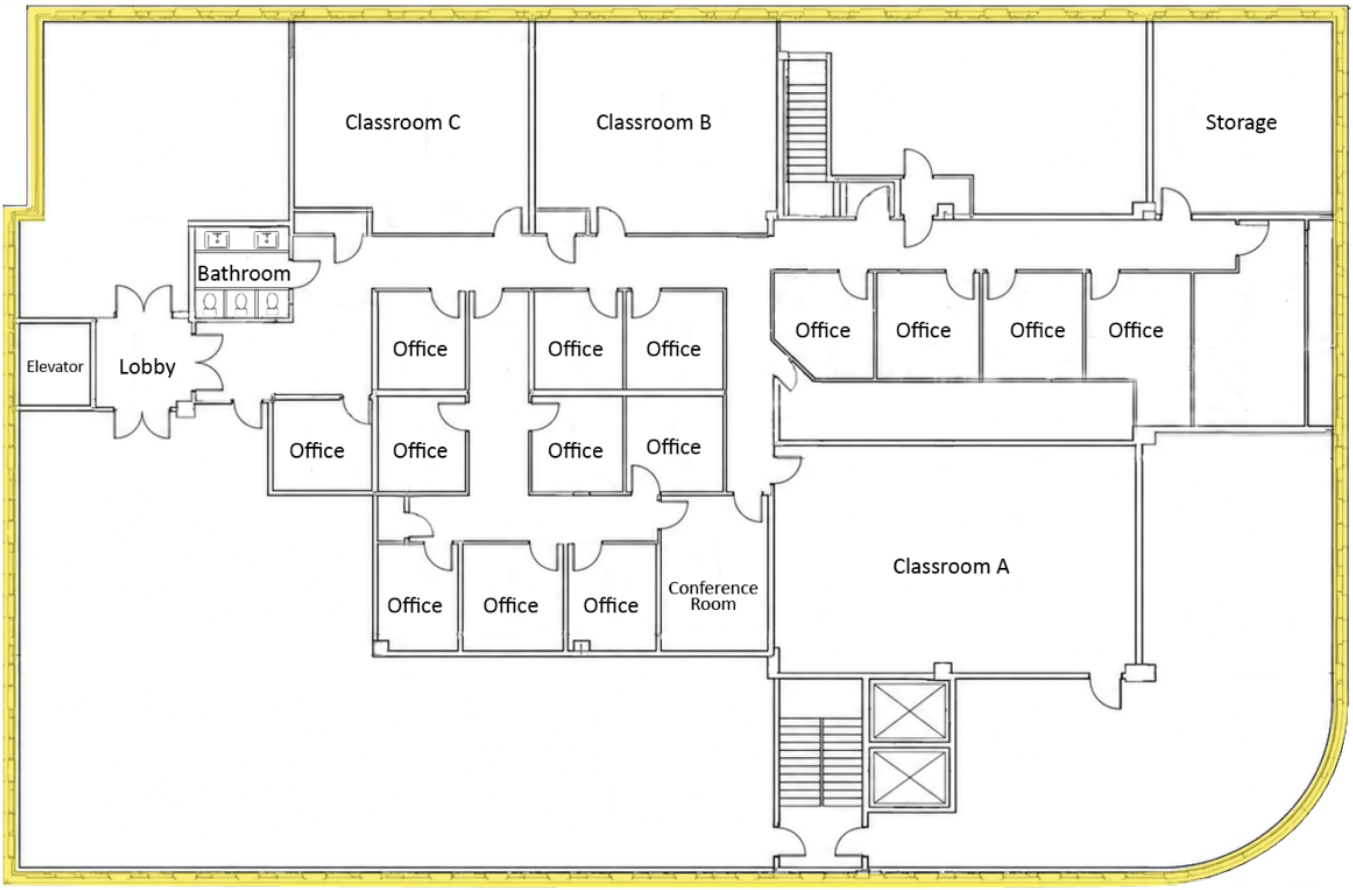
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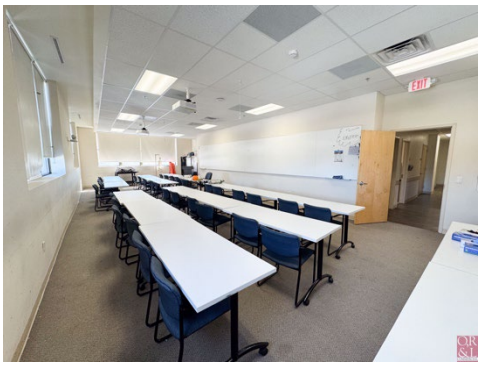
LEASE RATE: $1600/Month Gross | SUBLEASE RATE $15/SF GROSS

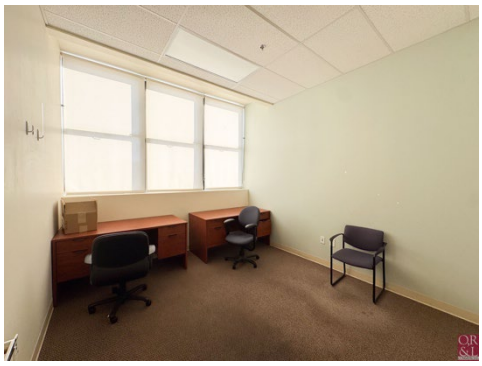
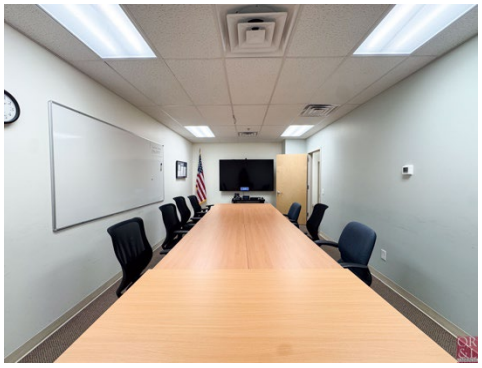
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1,500± SF & 6,500± SF OFFICE SPACE AVAILABLE

6,500± SF 2nd Floor Sublease Available | 14 Private Offices







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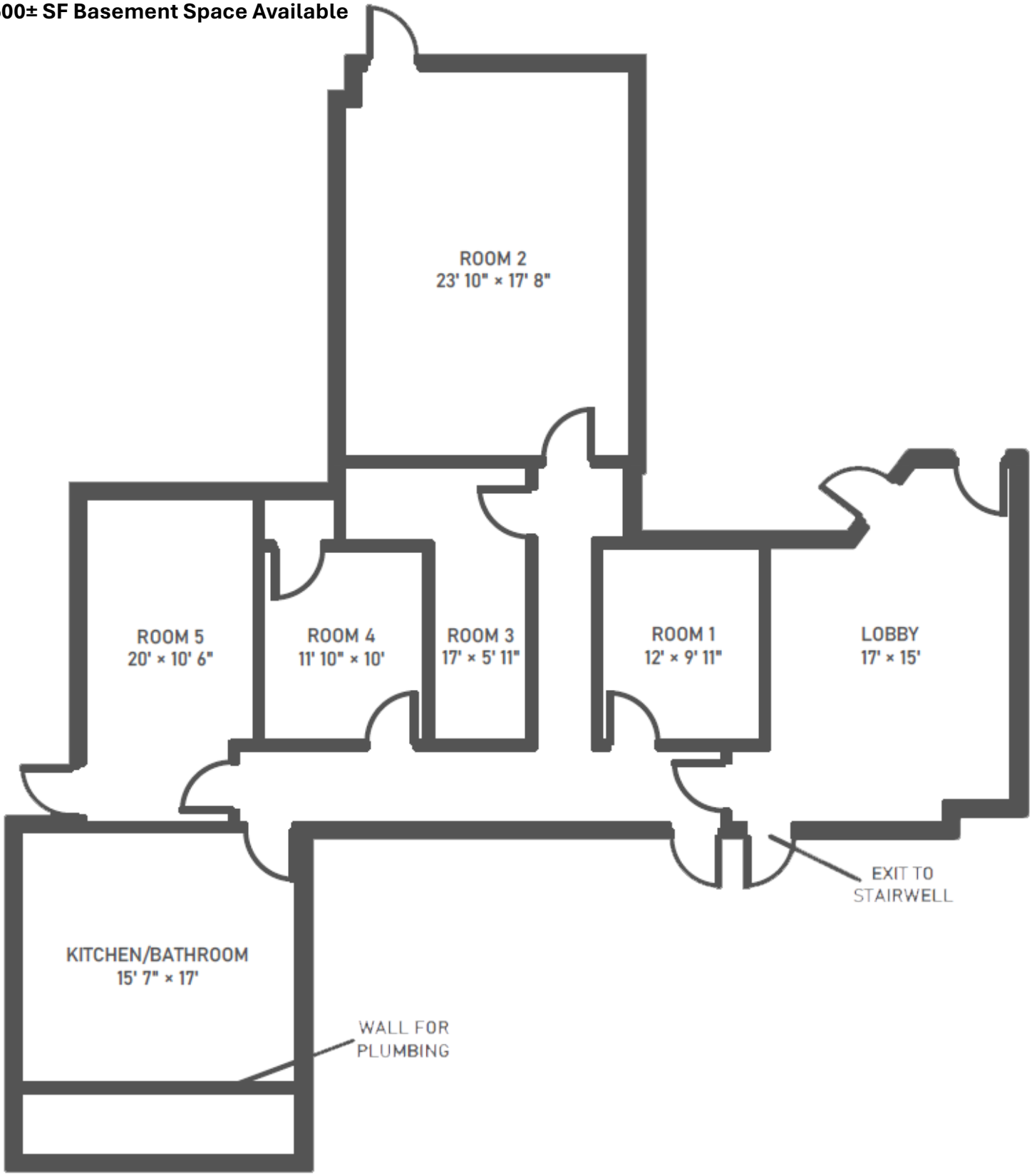
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 🖷 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 🖷 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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1,500± SF Basement Space Available



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FOR LEASE & SUBLEASE

LEASE RATE: $1600/Month Gross | SUBLEASE RATE $15/SF GROSS

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1,500± SF & 6,500± SF OFFICE SPACE AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 32,709± SF

AVAILABLE AREA FOR SUBLEASE/LEASE:

- **SUBLEASE:** 6,500± SF on 2nd floor
- **LEASE:** 1,500± SF in Basement

CONSTRUCTION: Brick, Masonry

ROOF TYPE: Flat, Tar & Gravel/Rubber

YEAR BUILT: 1978, Renovated 2015

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Central

SPRINKLERED: Yes

ELEVATOR: Yes – 2 Elevators

SITE INFORMATION

SITE AREA: 2.19± Acres

ZONING: CBD

PARKING: 103 Spaces (3.15/1000)

SIGNAGE: Directory

HWY ACCESS: Rt. 9, Rt. 72

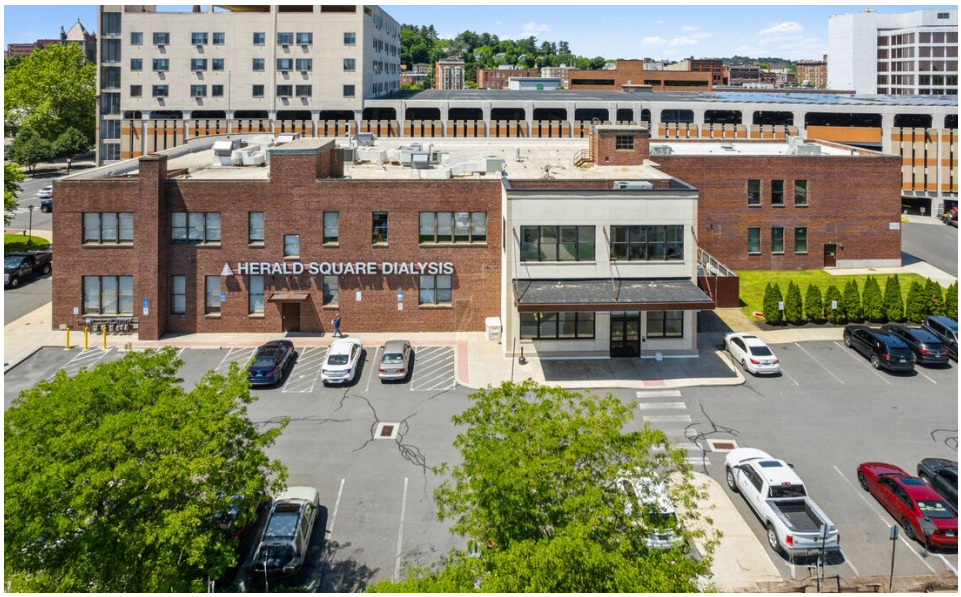
UTILITIES

SEWER/WATER: Public

GAS: TBD

EXPENSES

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







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