

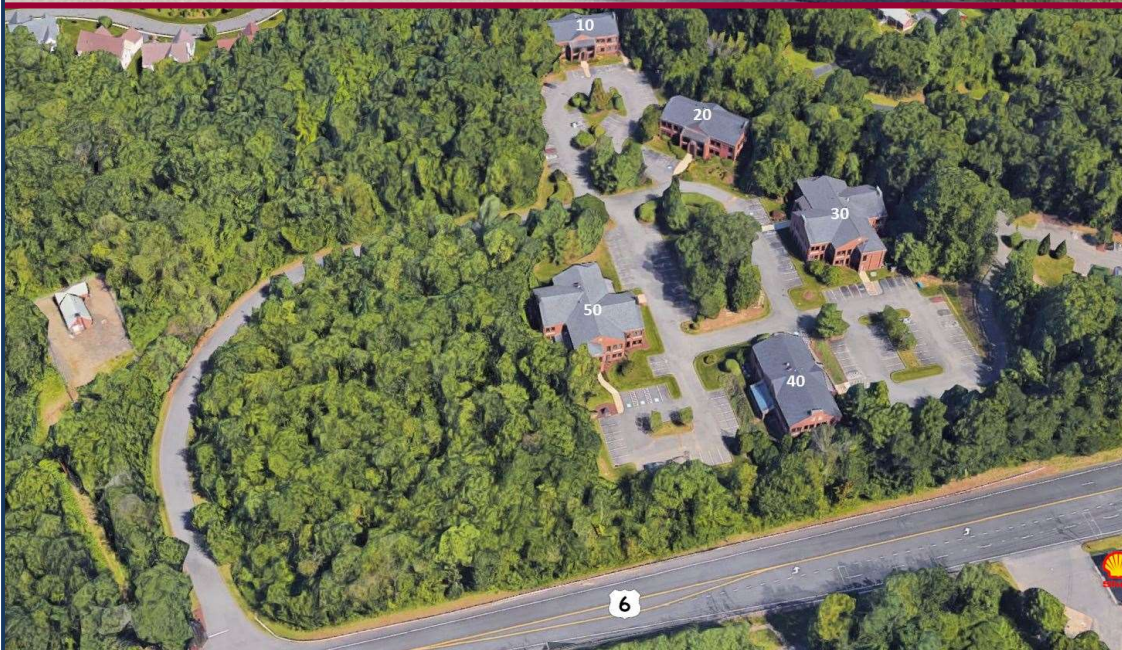
FOR LEASE | MULTIPLE OFFICE SUITES FARMINGTON MOUNTAIN OFFICE PARK

10-50 Stanford Drive, Farmington, CT 06032

LEASE RATE: \$18.50 - \$19.50/SF FULL SERVICE GROSS



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 62,000± SF Office Park
 - 20 | 1st Fl 5,200± SF
 - 20 | 2nd Fl 4,000± SF
 - 30 | 2nd Fl 811± SF
 - 50 | 1st Fl 8,208± SF
 - 50 | 2nd Fl 2,600± SF total
 - 50 | 2nd Fl 3,075± SF total
- 2 Stories per building
- 160± spaces (expandable)
- 10,000± SF Expansion potential
- Zoning: PR
- I-84 Exit 38



For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@orlcommercial.com

Jay L. Morris, | 860-721-0033 | jmorris@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

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BUILDING INFORMATION

GROSS BLD. AREA 62,000± SF total over 5 buildings
AVAILABLE AREA Please see below
MAX CONTIGUOUS AREA 10,000± SF (Build-to-Suit)
NUMBER OF FLOORS 2 per building
CONSTRUCTION Masonry
ROOF TYPE Gable, Asphalt shingles
YEAR BUILT 1987

SITE

SITE AREA 12.76 acres
ZONING PR
PARKING 160± spaces, expandable
SIGNAGE Directory
VISIBILITY On Colt Highway
HWY.ACCESS I-84, Exit 38
TRAFFIC COUNT 20,912 ADT Rt. 6/Colt Hwy

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Forced air and baseboard
SPRINKLERED Yes
ELEVATOR(S) 1 per building
INTERNET Frontier and Comcast available

UTILITIES

SEWER Public
WATER Public
GAS Yes

COMMENTS Site can accommodate new
10,000 SF build-to-suit building

EXPENSES

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

DIRECTIONS I-84, Exit 38 to Rt. 6 / Colt Highway, Right onto Stanford Drive.

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- I-84 Exit 38
- Many area amenities
 - Shopping
 - Banking
 - Dining



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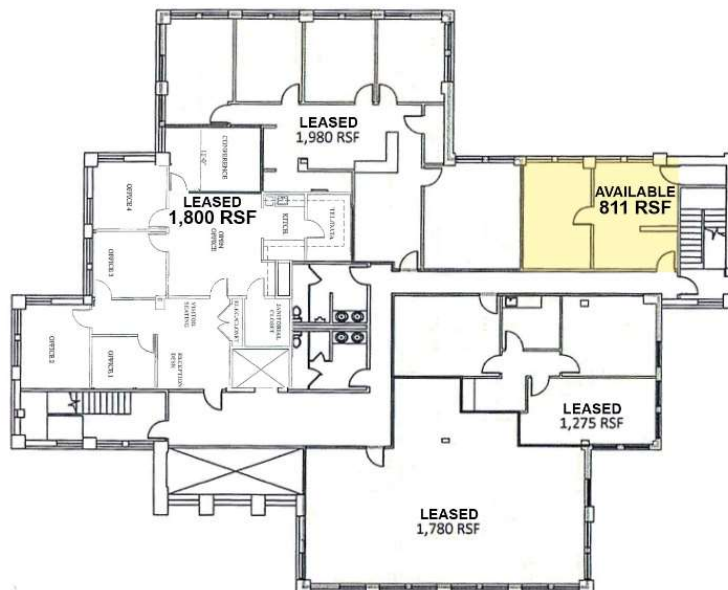
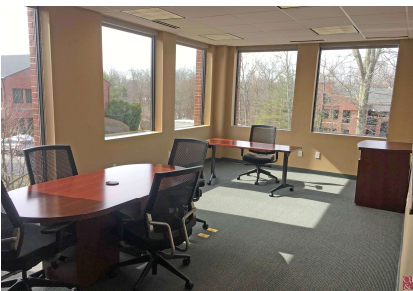


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ADDRESS	FLOOR	SF	AVAILABILITY DATE
<u>20 Stanford</u>	1 st Floor	5,200 SF	06/30/21
<u>20 Stanford</u>	2 nd Floor	4,000 SF	12/31/21
<u>30 Stanford</u>	2 nd Floor	811 SF	Vacant
<u>50 Stanford</u>	1 st Floor	8,208 SF	12/31/20
<u>50 Stanford</u>	2 nd Floor	2,600 SF	09/30/21
<u>50 Stanford</u>	2 nd Floor	3,075 SF	06/30/21

30 Stanford – 2nd Floor 811± SF



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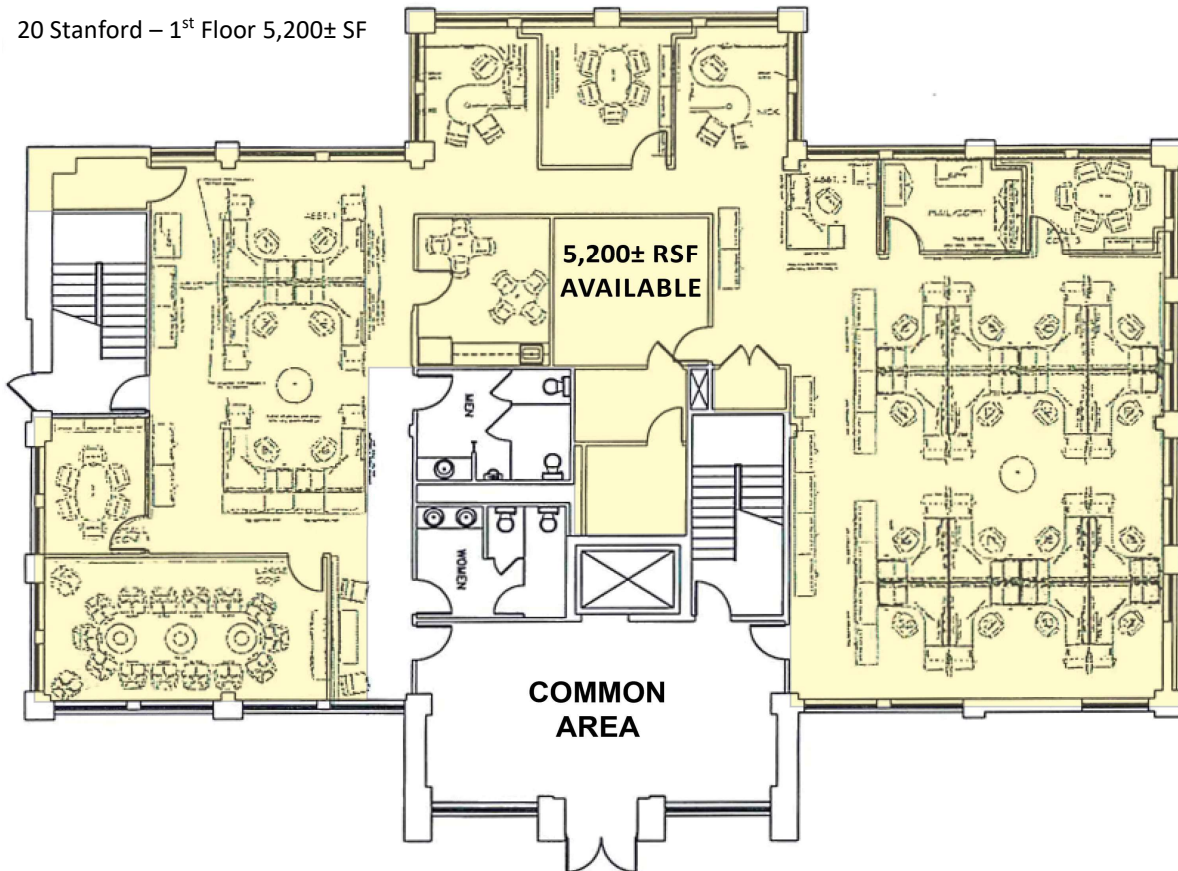
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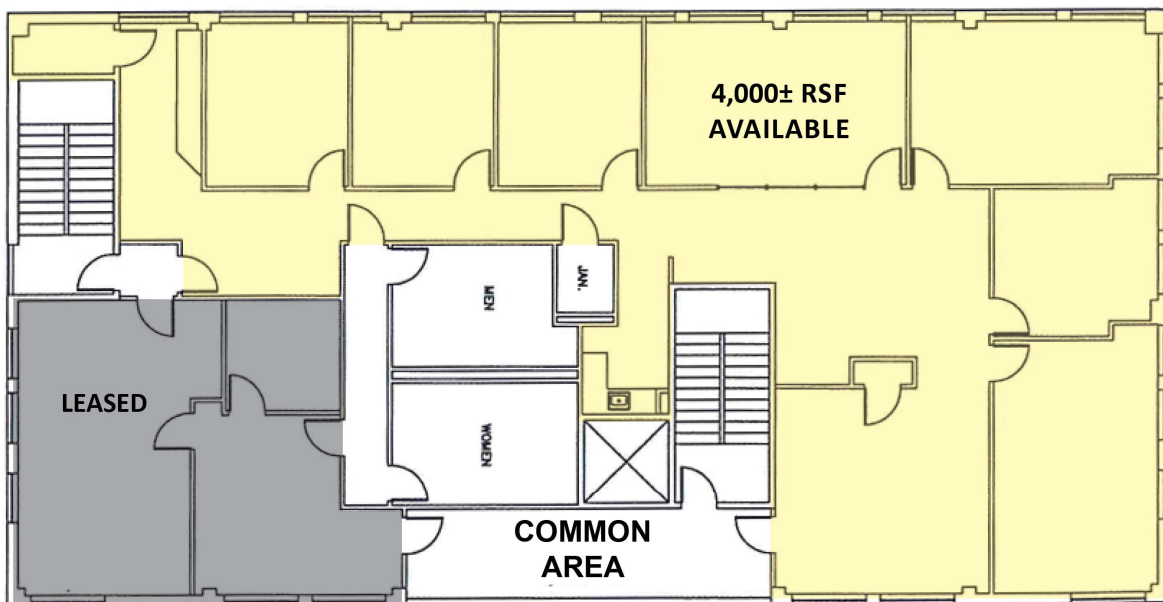
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20 Stanford – 1st Floor 5,200± SF



20 Stanford – 2nd Floor 4,000± SF



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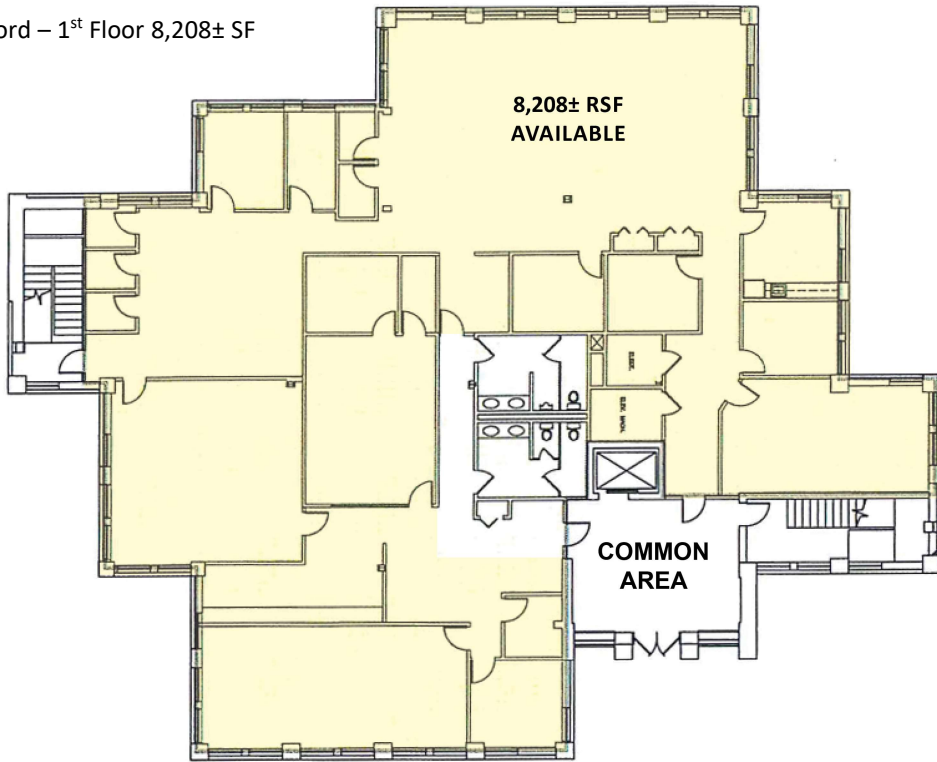
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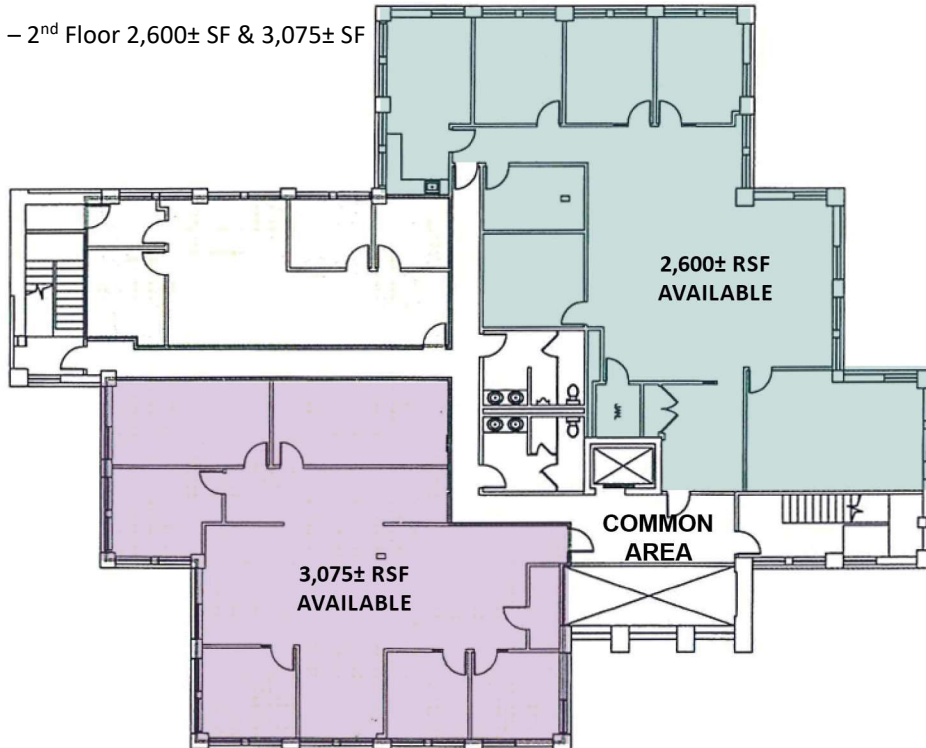


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50 Stanford – 1st Floor 8,208± SF



50 Stanford – 2nd Floor 2,600± SF & 3,075± SF



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