

FOR LEASE | 2,621± SF & 4,716± SF OFFICE SPACES RECENTLY RENOVATED

321 Research Parkway, Meriden, CT 06450

LEASE RATE: \$19.50/SF Full Service Gross

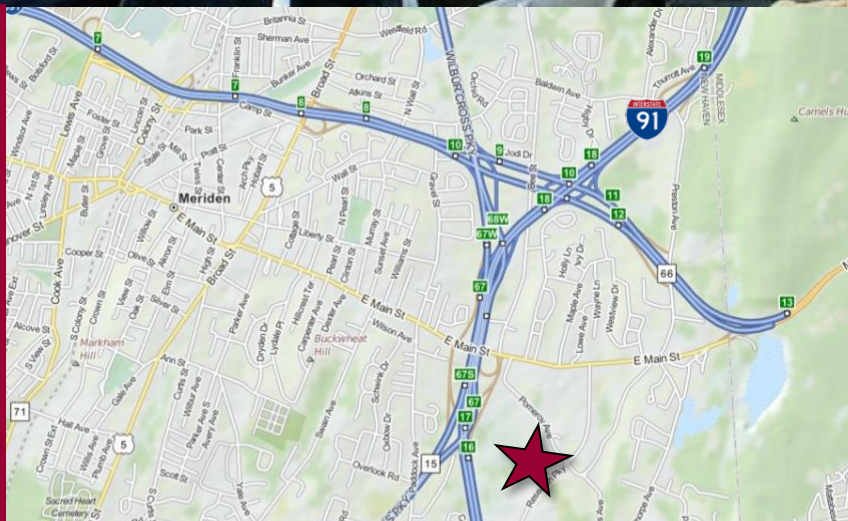


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Suite 201
 - 4,716± SF Available
- Suite 210
 - 2,621± SF Available
- 3 Stories
- 4/1000 parking ratio
- Signage: Directory
- Recently Renovated
- Zoning: M-1
- 5.26 Acres
- Route 15, Exit 67

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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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BUILDING INFORMATION

GROSS BLD. AREA 51,354± SF
AVAILABLE AREA Suite 201: 4,716± SF
Suite 210: 2,621± SF
NUMBER OF FLOORS 3
CONSTRUCTION Steel, Reinforced Concrete
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1984, renovated 2012

SITE INFORMATION

SITE AREA 5.26 Acres
ZONING M-1
PARKING 199 spaces, 4/1000 ratio
SIGNAGE Directory
HWY.ACCESS I-91 / Route 15

UTILITIES

WATER/SEWER City
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED Wet
ELEVATOR(S) 1 Elevator
LIGHTING Parabolic Lighting
OTHER Fiber Optics

EXPENSES

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

COMMENTS Ideal for a corporate office user or group looking to upgrade their office space or consolidate a number of smaller offices into one location. The property has been enhanced with extensive renovations to the common area hallways, restrooms, individual tenant leased areas, and exterior grounds, including landscaping and parking surfaces.

The property is located adjacent to the Four Points by Sheraton on Research Parkway and is nearby the I-91/ Route 15 interchange and has excellent access to I-691 and I-84. Other nearby amenities include retail, restaurants and banking on East Main Street.

DIRECTIONS Rt. 15, Exit 67, Left on E. Main St, Right on Pomeroy Ave, Right on Research Parkway

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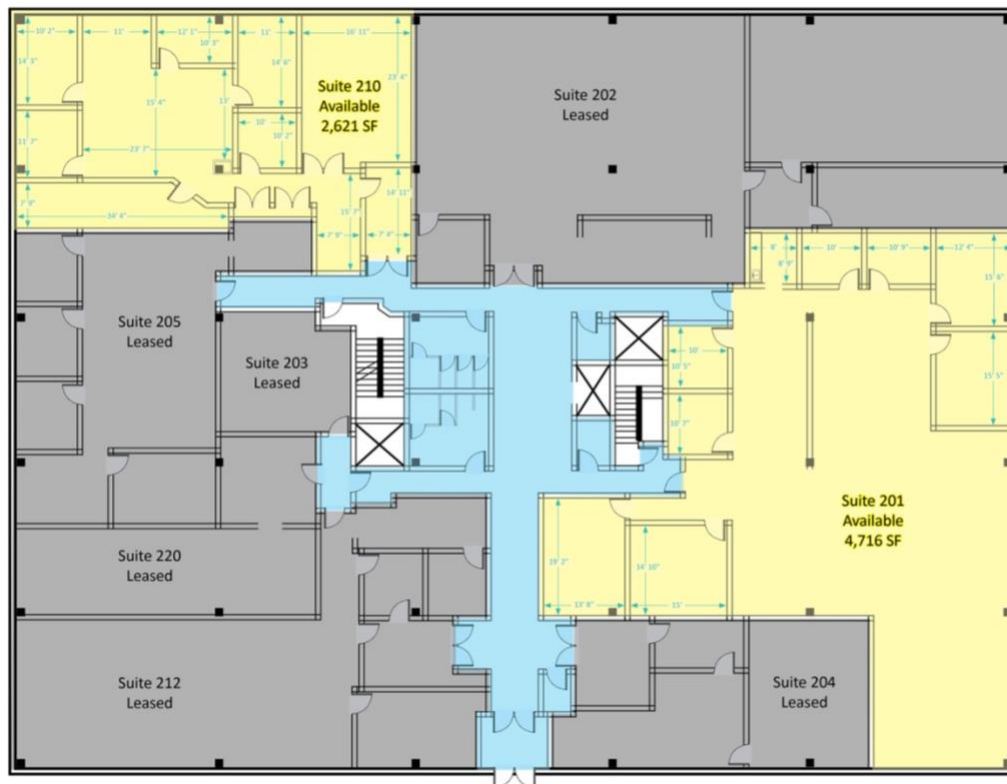
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- Suite 210
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- 3 Stories
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- Signage: Directory
- Recently Renovated
- Zoning: M-1
- 5.26 Acres
- Route 15, Exit 67
- Many area amenities
 - Shopping
 - Banking
 - Dining



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