

FOR LEASE | 2,500± SF OFFICE SPACE

2 PRIVATE OFFICES | MOSTLY OPEN FLOOR PLAN

10 Midland Street, Hartford, CT 06120

LEASE RATE: \$16/SF FULL SERVICE GROSS

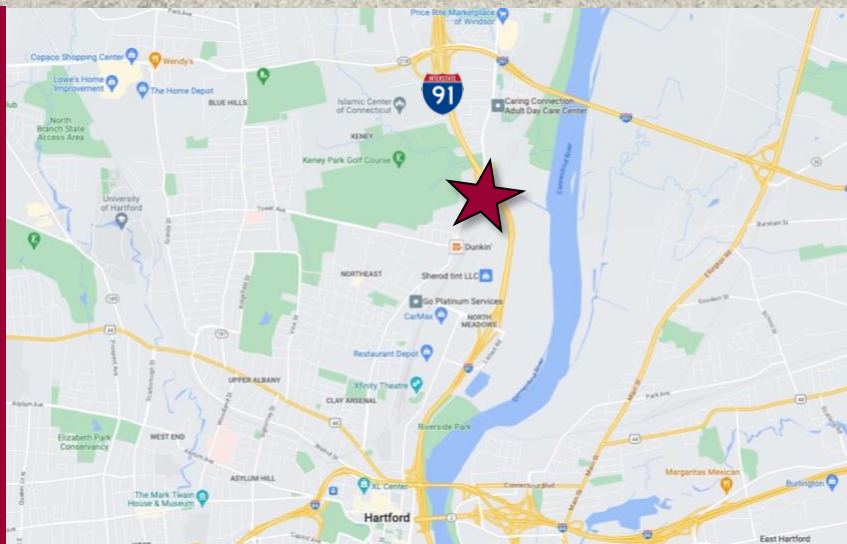


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 20,575± SF Buiding
- 2,500± SF Available
- 1 Story
- Parking Ratio: 1.23/1000
- Storage Space Available
- 0.87 Acre
- Zoning: CX-2
- Frontage: 122'
- I-91 N, Exit 34
- Many area amenities

For more information contact: [Kyleigh Caron](mailto:Kyleigh_Caron@orlcommercial.com) | 860-761-6004 | kcaron@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

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 20,575± SF
 AVAILABLE AREA 2,500± SF
 MAX CONTIGUOUS AREA 2,500± SF
 WILL SUBDIVIDE TO 2,500± SF
 NUMBER OF FLOORS 1
 COLUMN SPACING 31' x 21'
 CLEAR HEIGHT 14' 7"
 LOADING DOCKS 3
 DRIVE-IN DOORS None
 CONSTRUCTION Masonry
 ROOF TYPE Flat, Membrane
 YEAR BUILT 1950

SITE INFORMATION

SITE AREA 0.87± Acre
 ZONING CX-2
 PARKING 1.23/1000
 SIGNAGE Available
 FRONTAGE 122'
 HWY.ACCESS I-91 N, Exit 34

UTILITIES

SEWER City
 WATER City
 GAS No

EXPENSES

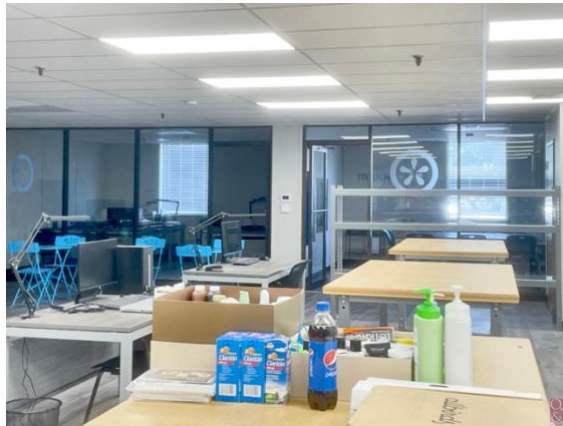
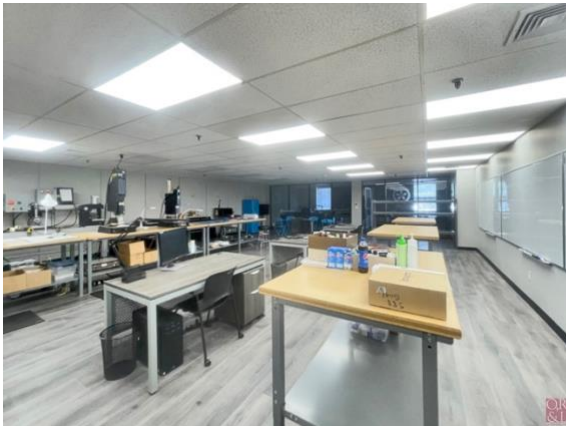
RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING Office Only
 TYPE OF HEAT Oil, Steam
 SPRINKLERED No
 ELECTRIC SERVICE 600 amp / 600 volt

COMMENTS Mostly open office floor plan with 2 private offices and storage space available.

DIRECTIONS I-91 N, Exit 34. Left onto Meadow Rd. Left onto Windsor Ave (Rt. 159). Left onto Violet St. Right onto Midland St. Property is on the left.



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- Frontage: 122'
- I-91 N, Exit 34
- Many area amenities
 - Shopping
 - Banking
 - Dining



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