# FOR LEASE | 2,030± SF Office/Medical Suites Available

CLASS "B" PROFESSIONAL OFFICE BUILDING RIGHT OFF RT. 99

78 Beaver Road, Wethersfield, CT 06109 LEASE RATE: \$16.00/SF Gross plus janitorial

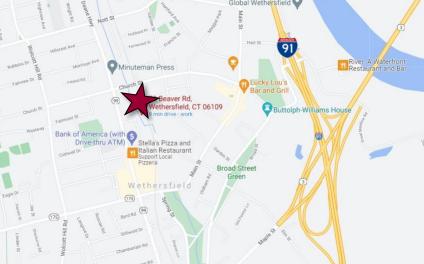
Ranked in Top 50 Commercial Firms in U.S.



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### **Property Highlights**

- 17,760± SF Building
- 2 Stories
- 1 Suite Available
- Suite 1A | 2,030± SF
- 4.8/1000 parking ratio
- Directory signage
- 1.5 miles to I-91, Exit 25S to Rt. 3
- Many area amenities

For more information contact: Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com

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#### **BUILDING INFORMATION**

GROSS BLD. AREA 17,760± SF AVAILABLE AREA 2,030± SF MAX CONTIGUOUS AREA 2.030± SF WILL SUBDIVIDE TO 2,030± SF NUMBER OF FLOORS 2 floors

FLOOR PLATE 8,880± SF **CORE FACTOR 15%** 

CONSTRUCTION Wood Frame/Brick Exterior ROOF TYPE Gable/Hip Asphalt Shingle

YEAR BUILT 1988

#### **MECHANICAL EQUIPMENT**

AIR CONDITIONING Central TYPE OF HEAT Gas forced air SPRINKLERED Wet ELEVATOR(S) 1 passenger

#### SITE INFORMATION

SITE AREA 2.13 acres ZONING GB PARKING 85 spaces, 4.8/1000 SIGNAGE Directory

HWY.ACCESS 1.5 miles to I-91 Exit 25

#### **UTILITIES**

SEWER Municipal WATER Municipal GAS Yes

#### **EXPENSES**

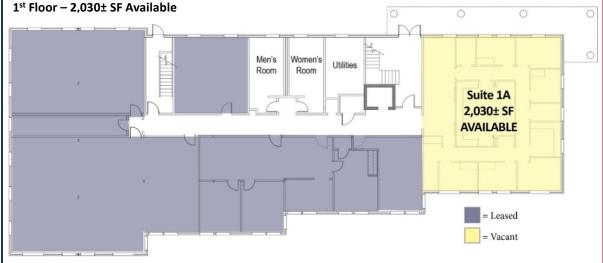
RE TAXES ☐ Tenant ☑ Landlord UTILITIES ☐ Tenant ☑ Landlord INSURANCE ☐ Tenant ☑ Landlord MAINTENANCE ☐ Tenant ☑ Landlord JANITORIAL ☑ Tenant ☐ Landlord Many area amenities

Shopping

25S to Rt. 3

- Banking
- Dining

**COMMENTS** Easy access to highways and local retail. Building is owner occupied and well maintained. **DIRECTIONS** I-91 to Exit 25S, Rt. 3; north on Silas Deane Highway (Rt. 99); right on Beaver Road.











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