

FOR LEASE | UP TO 44,690± SF OFFICE SPACE (will subdivide)
FOR LEASE | UP TO 13,653± SF FLEX/INDUSTRIAL SPACE (will subdivide)

I-91 TECH CENTER, 795 – 865 Brook Street, Rocky Hill, CT 06067, 5 Building Office Park

LEASE RATE: \$19.10/SF Full Service



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- B#1 – 865 | 14,844± SF Office
- B#2 – 845 | 9,640± SF Office
- B#4 – 805 | 6,553± SF Office
- B#5 – 795 | 13,653± SF Flex/Ind
- 1 Story, 5 building office Park
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT on I-91
- I-91 Exit 23
- Zoning: OP

STAY UP TO DATE ON OUR LISTINGS!

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For more information contact:

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

TOTAL PARK AREA	113,440± SF across 5 buildings
TOTAL AVAILABLE	44,690± SF
AVAILABLE AREA	See breakdown below
MAX CONTIGUOUS AREA	14,844± SF
WILL SUBDIVIDE TO	6,553± SF
NUMBER OF FLOORS	1 per building
STORAGE	824 SF Garage (28 x 33)
DOCKS/DRIVE-IN DOORS	Can be added to Bldg 5
CONSTRUCTION	Brick/Masonry
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1990

SITE

SITE AREA	13.07 acres
ZONING	OP
PARKING	468 parking spaces
SIGNAGE	On building/Hwy signage
VISIBILITY	Visible from Rt. 3 and I-91
HWY.ACCESS	I-91 Exit 23
TRAFFIC COUNT	14,300 ADT on Rt. 3 147,200 ADT on I-91

UTILITIES

SEWER/WATER	MDC
GAS	Yes

Property Highlights

- 1 Story
- 5 building office Park
- Will Subdivide
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT I-91
- I-91 Exit 23
- Zoning: OP
- Many area amenities
 - Shopping, Banking, Dining

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	No
ELECTRIC SERVICE	1600 amps/240 volts/3 phase

EXPENSES

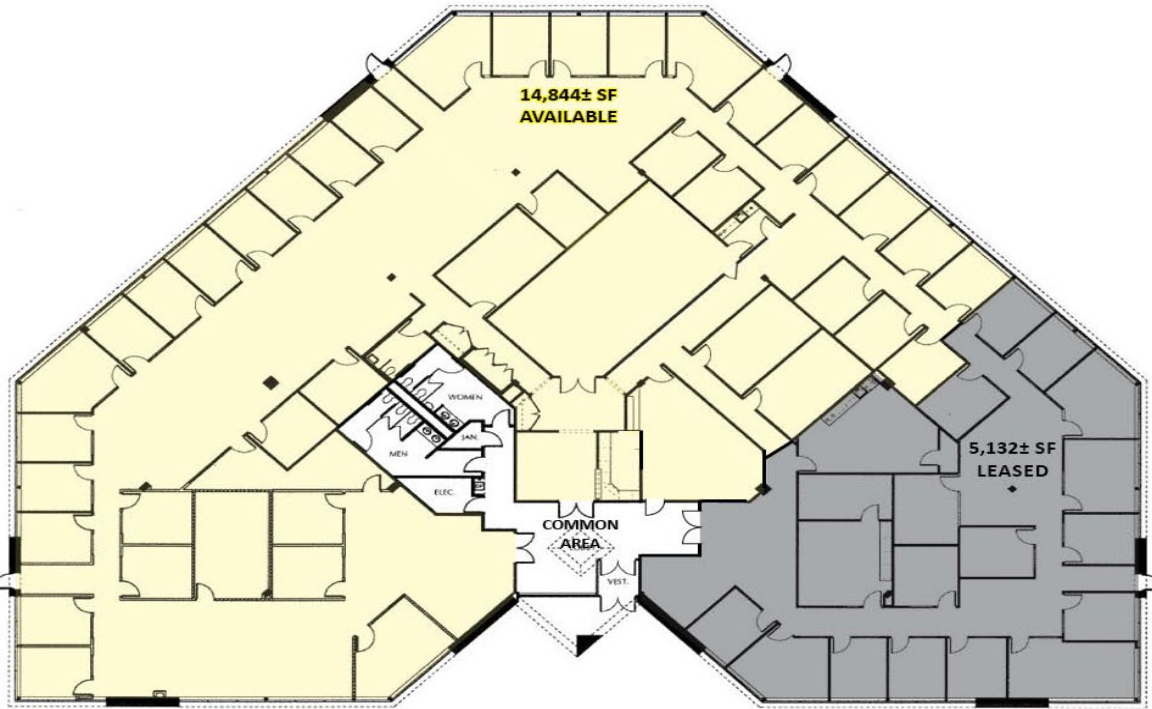
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UTILITIES	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord

COMMENTS High quality single story office buildings, well located and visible from I-91

DIRECTIONS I-91 to Exit 23. Left on Cromwell Ave/Rt 3. 2nd left on Brook St. Property is on the left.

<u>AVAILABILITY</u>	<u>BUILDING</u>	<u>GROSS SF</u>	<u>AVAILABLE SF</u>
	#1 865 Brook Street	19,976± SF	14,844± SF Office Space Available 12/31/23
	#2 845 Brook Street	19,579± SF	9,640± SF Office Space
	#3 825 Brook Street	21,837± SF	0 SF Office Space
	#4 805 Brook Street	20,067± SF	6,553± SF Office Space
	#5 795 Brook Street	31,981± SF	13,653± SF Flex/Industrial/Office Space

Bldg #1 | 865 Brook St | 14,844± SF Total Office Space Available



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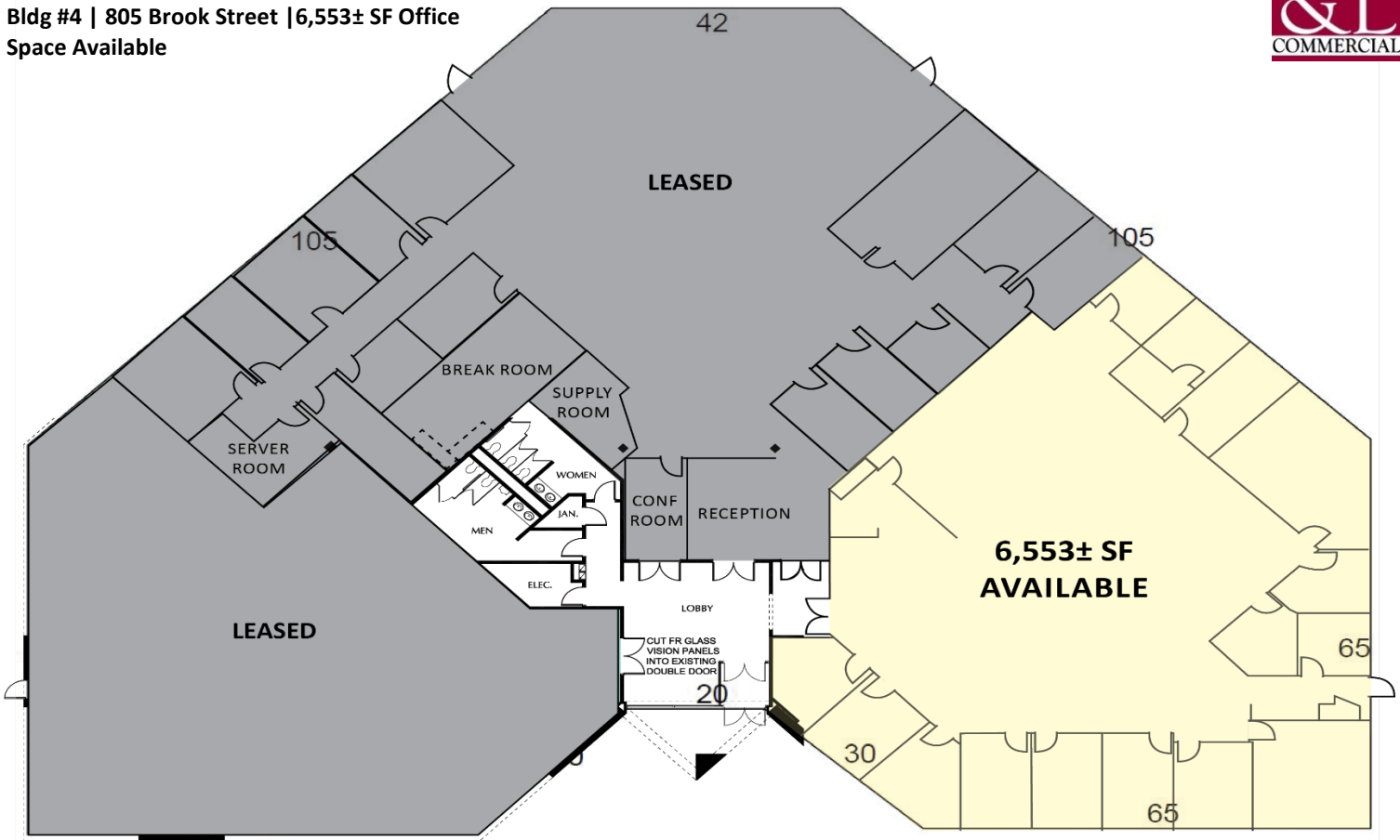
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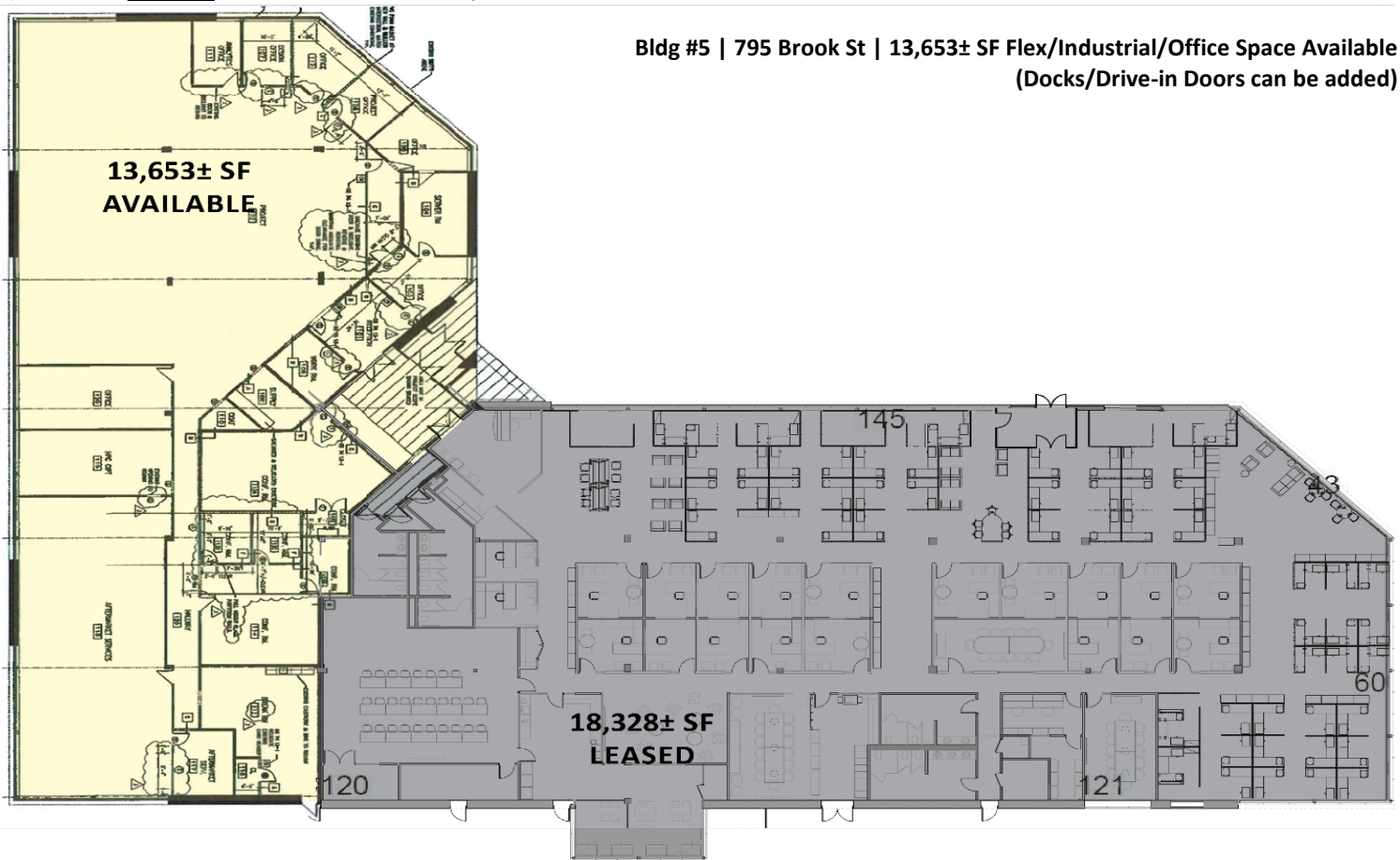
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Bldg #4 | 805 Brook Street | 6,553± SF Office
Space Available



Bldg #5 | 795 Brook St | 13,653± SF Flex/Industrial/Office Space Available
(Docks/Drive-in Doors can be added)



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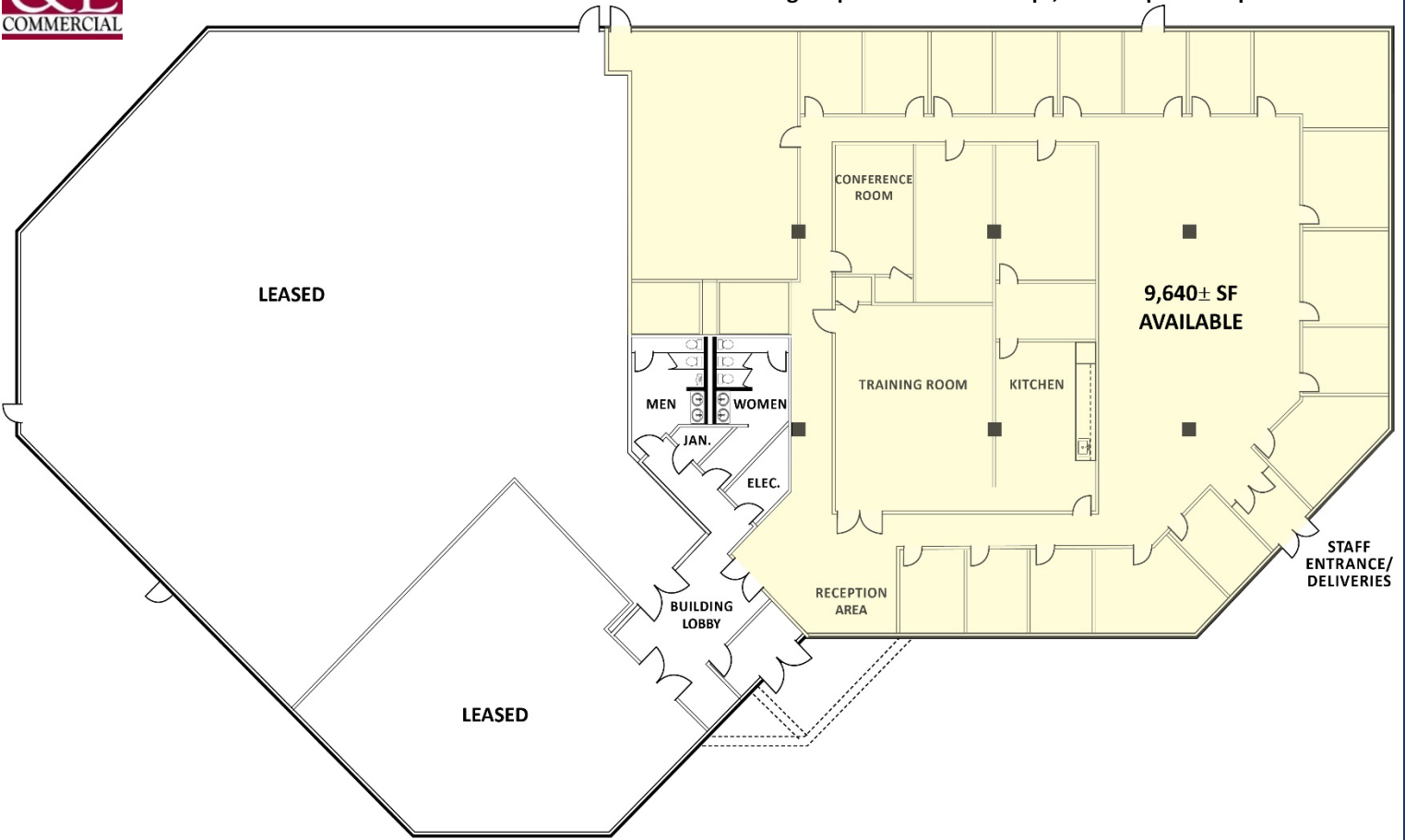
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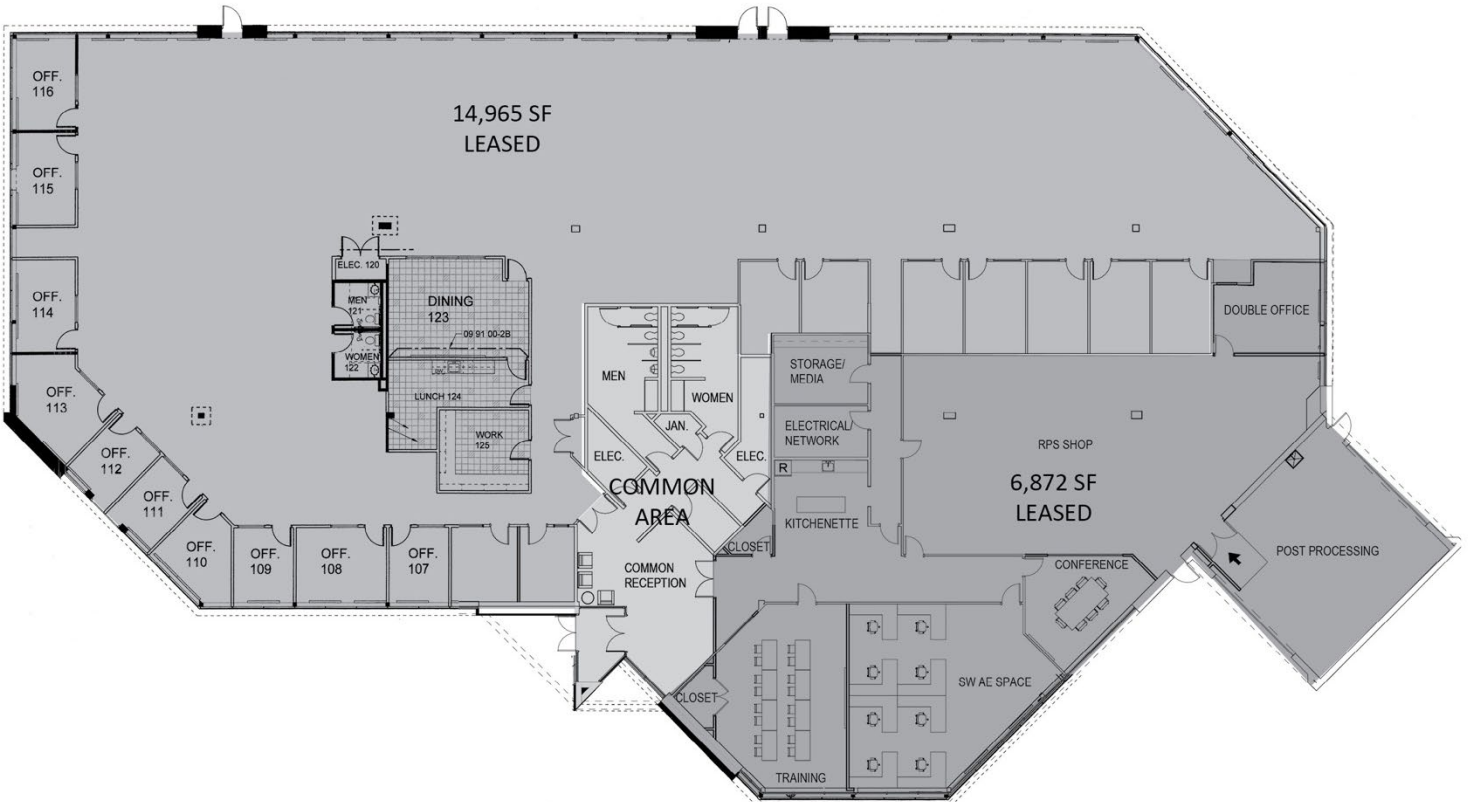
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Bldg #2 | 845 Brook Street | 9,640± SF | Office Space Available



Bldg #3 | 825 Brook Street | Fully Leased Office Space



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