

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

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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 5,333± 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

MECHANICAL EQUIPMENT

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

EXPENSES

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



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



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FIND US ON



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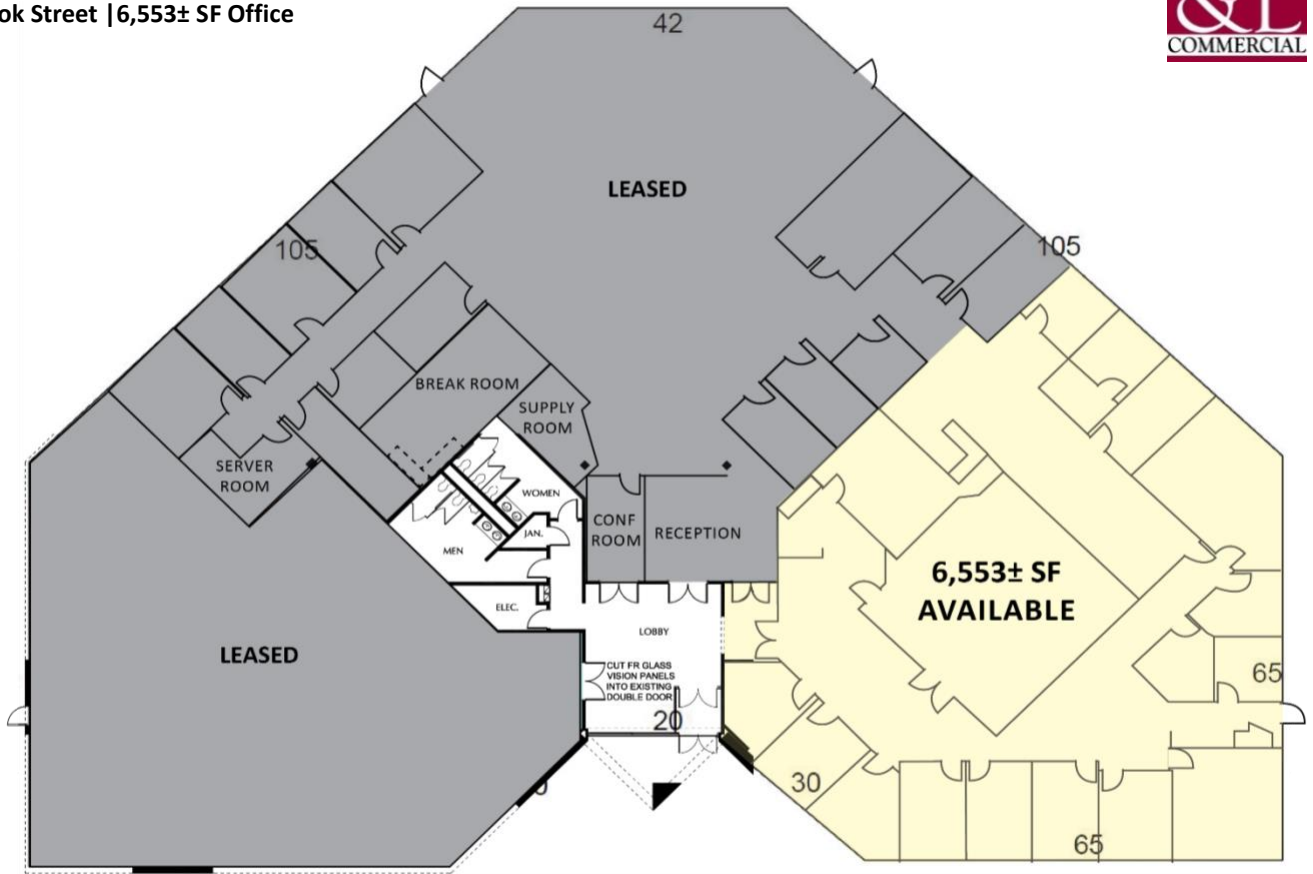
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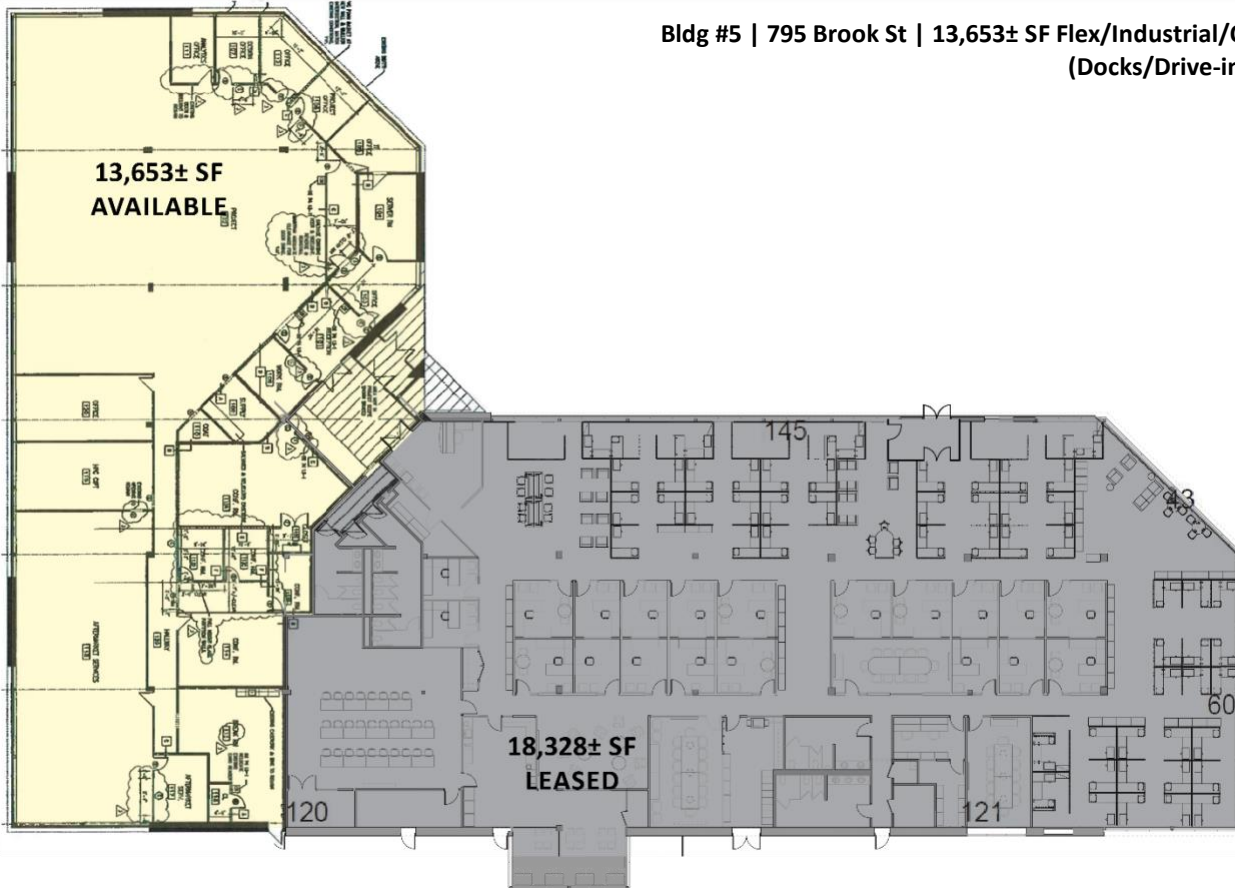
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Bldg #4 | 805 Brook Street | 6,553± SF Office
Space Available



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



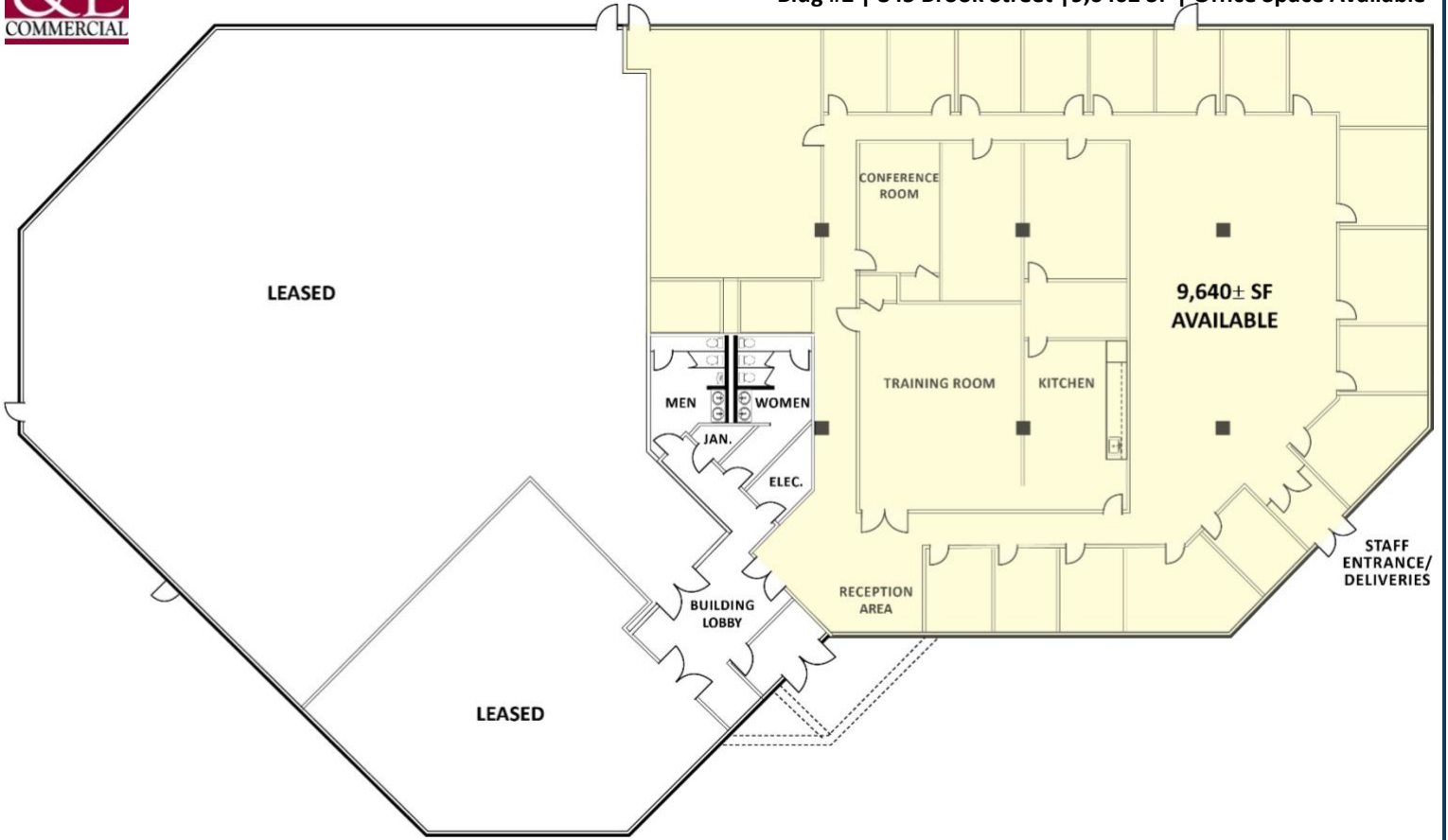
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Bldg #2 | 845 Brook Street | 9,640± SF | Office Space Available



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



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