

FOR LEASE | 1,291± SF 2ND FLOOR OFFICE SUITE

CENTRALLY LOCATED | 2 OFFICES | RECEPTION/WAITING ROOM | OPEN BULLPEN

899 Silas Deane Hwy, Wethersfield, CT, 06109

LEASE RATE: \$12.00/SF plus electric & janitorial



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1 Office Suite
- 1,291± SF Available 1/1/2024
- 2 Stories
- 20 parking spaces
- Excellent visibility
- Traffic: 22,300 ADT
- 1 mile to I-91, Exit 25
- Many area amenities

For more information contact: **Thomas Wilks** | 860-761-6018 | twilks@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 6,266 ± SF
AVAILABLE AREA 2nd Fl: 1,291± SF
MAX CONTIGUOUS AREA 1,291± SF
WILL SUBDIVIDE TO 1,291± SF
NUMBER OF FLOORS 2
ATTIC/BASEMENT 3,090± SF Basement
CONSTRUCTION Wood Frame / Masonry
ROOF TYPE Asphalt Shingle
YEAR BUILT 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet
ELEVATOR(S) No

AREA RETAIL

Marshalls, Bed Bath & Beyond, Starbucks, City Fish, Burger King, Subway, Dunkin Donuts, etc.

SITE

SITE AREA Commercial
ZONING RC
PARKING Rear, 2.50/1000 ratio
SIGNAGE Monument
VISIBILITY Excellent on Route 99
FRONTAGE 200' on Route 99
HWY.ACCESS 1 mile to I-91, Exit 25
TRAFFIC COUNT 22,300 ADT

UTILITIES

SEWER Public
WATER Public
GAS CNG

EXPENSES

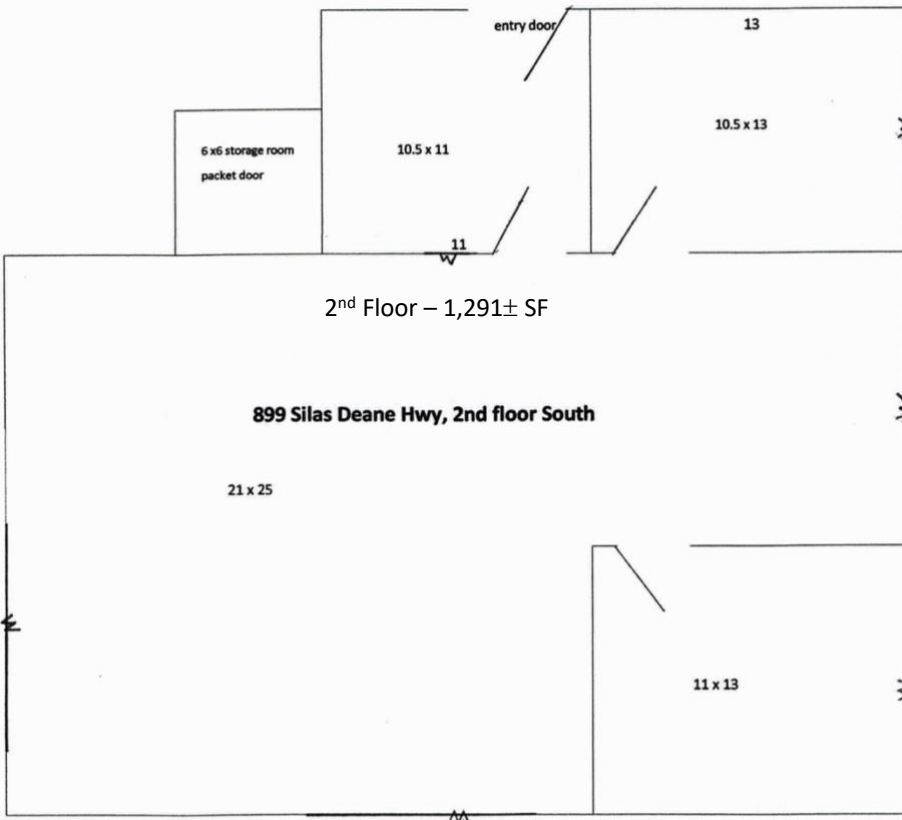
RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

Property Highlights

- 1 Office/Medical Suite
- 1,291± SF Available 1/1/24
- 2nd Floor space
- 2 Stories
- 20 parking spaces
- Monument signage
- Zoning: RC
- Traffic: 22,300 ADT
- 1 mile to I-91, Exit 25
- Many area amenities
 - Shopping
 - Banking
 - Dining

COMMENTS 2nd Floor Office/Medical Space Available on January 1st, 2024.

DIRECTIONS I-91 S to Exit 25 S. Straight onto Maple Street. Turn right onto Rt. 99 S/Silas Deane Hwy.



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