

FOR LEASE | MULTIPLE OFFICE SUITES & FULL 4TH FLOOR CLASS A FINISHES | GREAT LOCATION MINUTES FROM I-91



936 Silas Deane Highway, Wethersfield, CT 06109

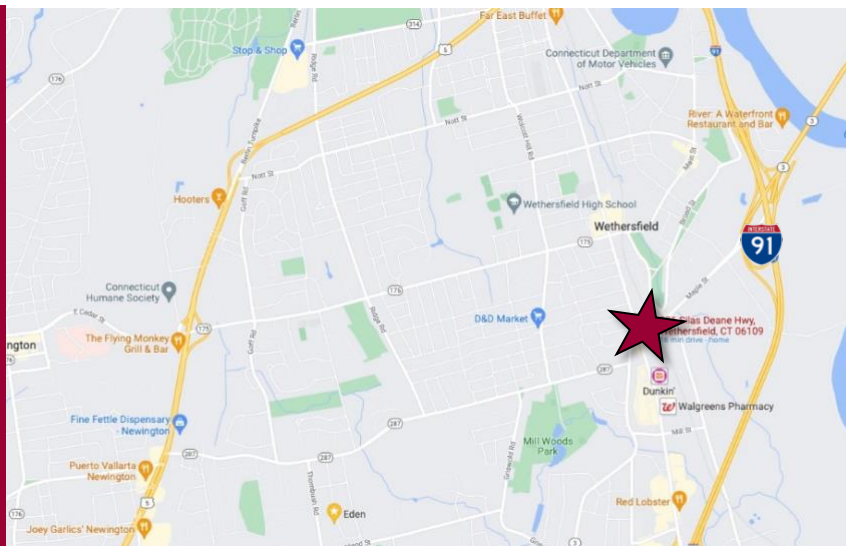
LEASE RATE: \$17.95/SF FULL SERVICE GROSS

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 3 Suites Available
 - Up to 5,213± SF Contiguous
- Full 4th Floor Available
 - 10,000± SF
- Will subdivide
- 4 Stories
- 2 Elevators
- Class A Finishes
- Renovated in 2016
- Parking: 135 Spaces
- 1.72 Acres in the RC Zone
- I-91, Exit 25S

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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	43,480± SF
AVAILABLE AREA	3 rd Fl: 3,113± SF, 2,100± SF, 2,900± SF (available 5/1/23) 4 th Fl: 10,000± SF
WILL SUBDIVIDE TO	1,100± SF
CONTIGUOUS SF	5,213± SF
NUMBER OF FLOORS	4
FLOOR PLATE	10,870± SF
CONSTRUCTION	Masonry / Brick
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1970 Renovated 2016

SITE INFORMATION

SITE AREA	1.72 Acres
ZONING	RC
PARKING	135 spaces, 4/1000
SIGNAGE	Directory
VISIBILITY	Excellent on Route 99
FRONTAGE	129'
HWY.ACCESS	I-91, Exit 25S
TRAFFIC COUNT	21,700 ADT

UTILITIES

SEWER/WATER	City
GAS	Yes

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
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

MECHANICAL EQUIPMENT

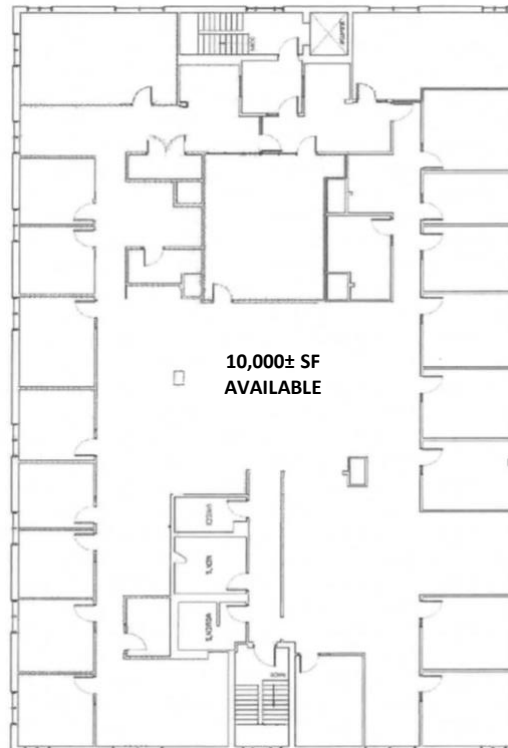
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	100% Wet
ELECTRIC SERVICE	TBD
ELEVATOR(S)	2 Commercial Passenger

COMMENTS Class A Finishes with renovation in 2016.

DIRECTIONS I-91, Exit 25S onto RT 3 (Maple St). Left onto Rt 99 (Silas Deane Hwy). Property on Left.

3rd Floor: 3,113± SF and 2,100± SF = 5,213± SF Contiguous & 2,900± SF

Full 4th Floor: 10,000± SF



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 - 10,000± SF
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- 4 Stories
- 2 Elevators
- Class A Finishes
- Renovated in 2016
- Parking: 135 Spaces
- 1.72 Acres in the RC Zone
- I-91, Exit 25S
- Many area amenities
 - Shopping, Banking, Dining



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FIND US ON



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