

FOR LEASE | 4,800± SF OFFICE / MEDICAL SPACE

2nd FLOOR SPACE in PROFESSIONAL OFFICE BUILDING ON ROUTE 10

3308 Whitney Ave, Hamden, CT 06518

LEASE RATE: \$12/SF Gross + Utilities & Janitorial

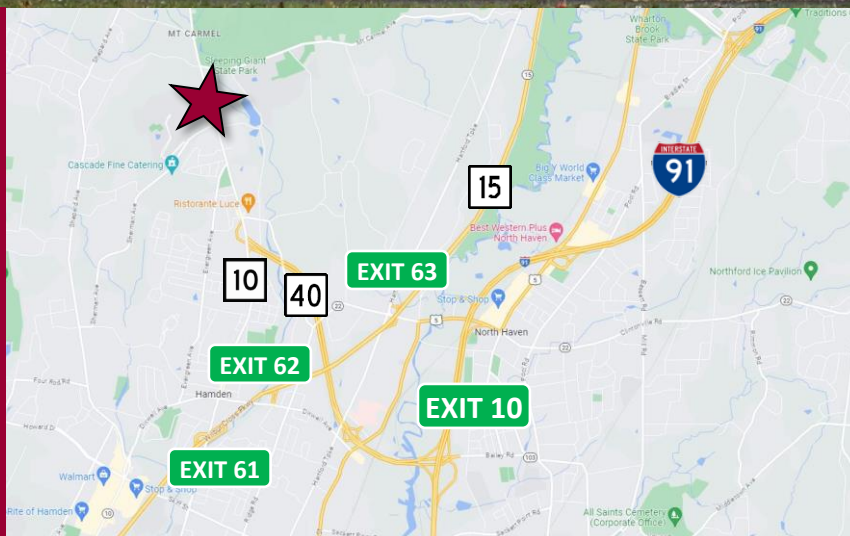


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Professional Office Building
- 4,800± SF For Lease
- 2nd Floor Space
- Whitney Ave / Route 10 Location
- ADT: 26,359±
- Frontage: 150'
- Parking: 4.95/1,000
- Close proximity to Quinnipiac University
- Many area amenities

For more information contact: Will Braun | 203-804-6001 | wbraun@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 BLDG AREA 9,500± SF
AVAILABLE AREA 4,800± SF – 2nd Floor
WILL SUBDIVIDE TO 2,400± SF
NUMBER OF FLOORS 2
CONSTRUCTION Masonry
ROOF TYPE T&G/Rubber
YEAR BUILT 1980

SITE INFORMATION

SITE AREA 0.73± Acre
ZONING T4
PARKING 5.5/1,000
SIGNAGE Building
VISIBILITY Excellent
FRONTAGE 150'
HWY ACCESS I-91, Route 15
TRAFFIC COUNT 26,359±

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
*Landlord pays for water/sewer

TAXES

ASSESSMENT \$567,070
MILL RATE 56.38
TAXES \$31,971.42

COMMENTS O,R&L Commercial is pleased to offer 4,800± SF of 2nd floor Office space (divisible to 2,400±SF) located in a 9,500± SF professional office building on Route 10 / Whitney Ave in Hamden, CT. The location is in close proximity to Quinnipiac University and has a parking ratio of 4.95/1,000. Average daily traffic on Route 10 is 26,359±.

DIRECTIONS I-91 to Exit 10 to Route 40 connector to Whitney Ave (Route 10)

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- Frontage: 150'
- Parking: 4.95/1,000
- Close proximity to Quinnipiac University
- Many area amenities
 - Shopping
 - Banking
 - Dining



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