

# FOR LEASE | 2 MEDICAL OFFICE SUITES – 4,815± SF

## 3B – 1,570± SF & 3C – 3,245± SF ON 3<sup>RD</sup> FLOOR

Hamden Professional Center, 2560 Dixwell Ave, Hamden, CT 06514

LEASE RATE: \$22/SF Modified Gross

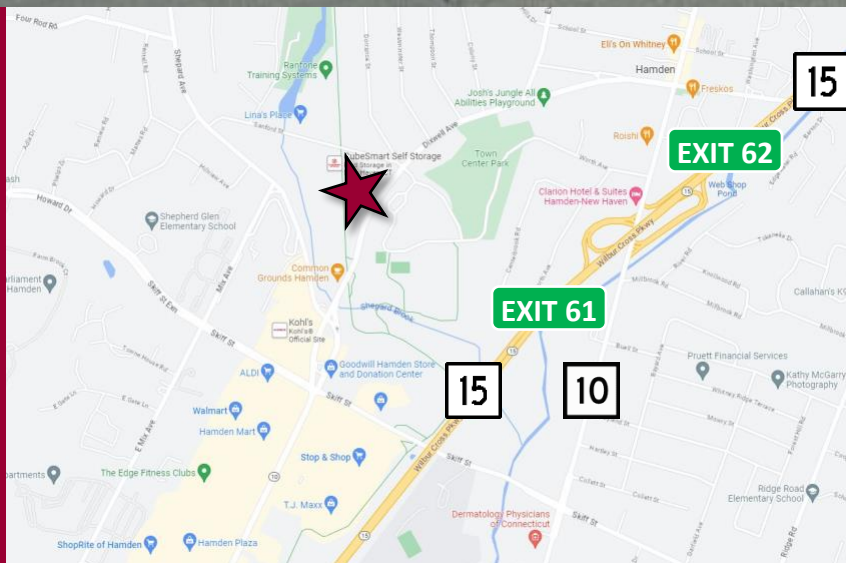


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### Property Highlights

- 30,050± SF Medical Office Building
- 2 Suites for Lease on 3<sup>rd</sup> Floor
  - 3B – 1,570± SF
  - 3C – 3,245± SF
- Elevator
- Highway access to Route 15 or I-91
- Many area amenities nearby
  - Shopping
  - Banking
  - Dining

For more information contact:

Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or J. Richard Lee | 203-643-1006 | [rllee@orlcommercial.com](mailto:rllee@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 30,050± SF  
AVAILABLE AREA 4,815± SF  
MAX CONTIGUOUS AREA 3,245± SF – 3C  
WILL SUBDIVIDE TO 1,570± SF – 3B  
NUMBER OF FLOORS 3  
FLOOR PLATE 6,693± SF  
CONSTRUCTION Wood Frame  
ROOF TYPE Asphalt Shingles  
YEAR BUILT 2007

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED Yes, Wet  
ELEVATOR(S) Yes, 1

### UTILITIES

SEWER Public Connected  
WATER Public Connected

### COMMENTS

O,R&L Commercial is pleased to present 2 Medical Office Suites for Lease located in a professional medical office building with various medical tenants / specialties. There are 2 suites available located on the 3<sup>rd</sup> floor, 1,570± SF and 3,245± SF. Close proximity to shopping, restaurants and other area amenities.

### AREA RETAIL

Close proximity to retail shopping centers including: Kohls, Walmart, Aldi, Marshall's, Stop & Shop, Shop Rite, Petco, TGI Friday's and more.

### DIRECTIONS

I-91 to Exit 10 (connector) to Exit 1 to Devine St to Hartford Turnpike to Dixwell Ave or Route 15 to Exit 61 or 62 to Whitney Ave / route 10 to Dixwell Ave

### SITE INFORMATION

SITE AREA 1.52± Acres  
ZONING T4  
PARKING Ample parking  
SIGNAGE Pylon  
VISIBILITY Excellent  
HWY ACCESS I-91 or Route 15  
TRAFFIC COUNT ADT: 19,000±

### EXPENSES

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

### TAXES

ASSESSMENT \$2,735,670  
MILL RATE 56.38  
TAXES \$154,237

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