

# 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: Market Rent

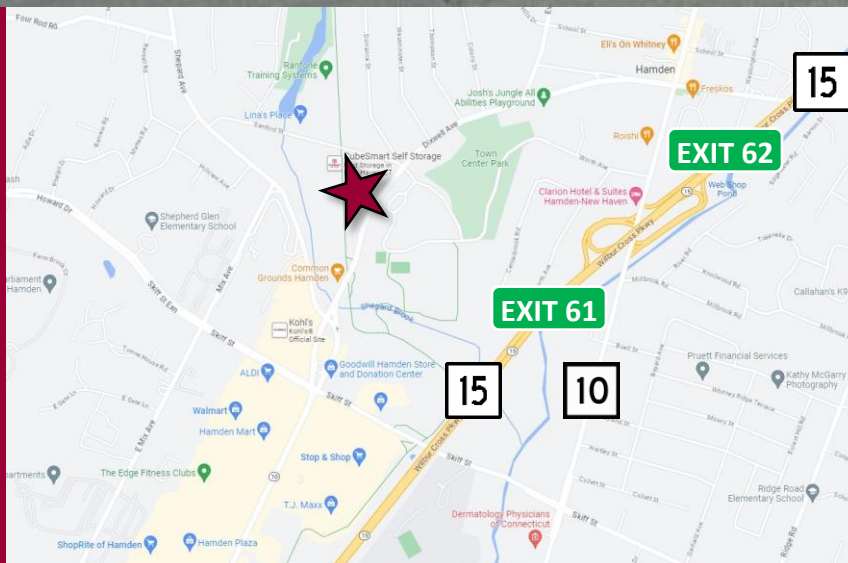


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### Property Highlights

- 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	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input 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 checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

### TAXES

ASSESSMENT	\$2,735,670
MILL RATE	55.61
TAXES	\$152,130.62

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