

# FOR LEASE | 2 MEDICAL OFFICE SUITES

2<sup>nd</sup> Floor – 2,421± SF & 1,478± SF

9 Washington Ave, Hamden, CT 06518

LEASE RATE: \$27/SF Modified Gross

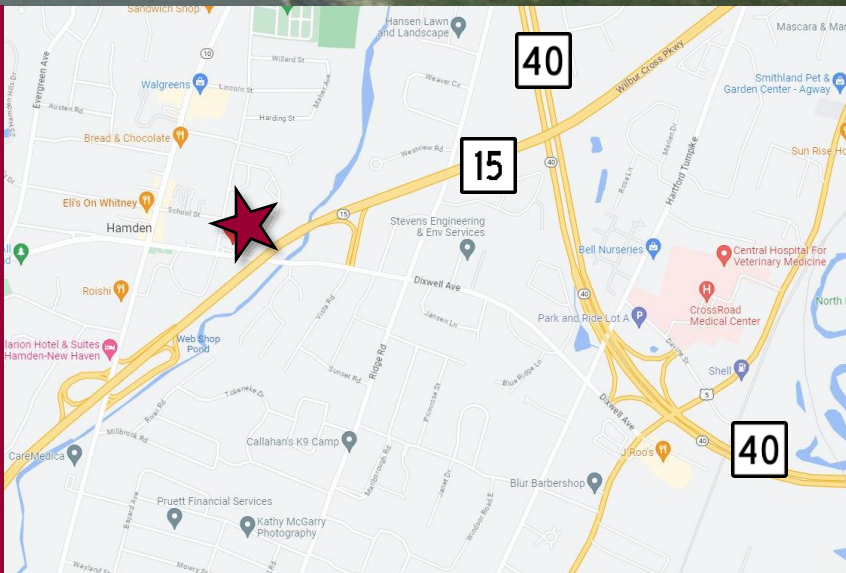


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## Property Highlights

- 35,166± SF Medical Office Building
- 2 Suites for Lease
  - #202 – 2,421± SF 2<sup>nd</sup> FL
  - #203 – 1,478± SF 2<sup>nd</sup> FL
- Elevator access
- Highway access to I-91 or Route 15
- Many area amenities
  - 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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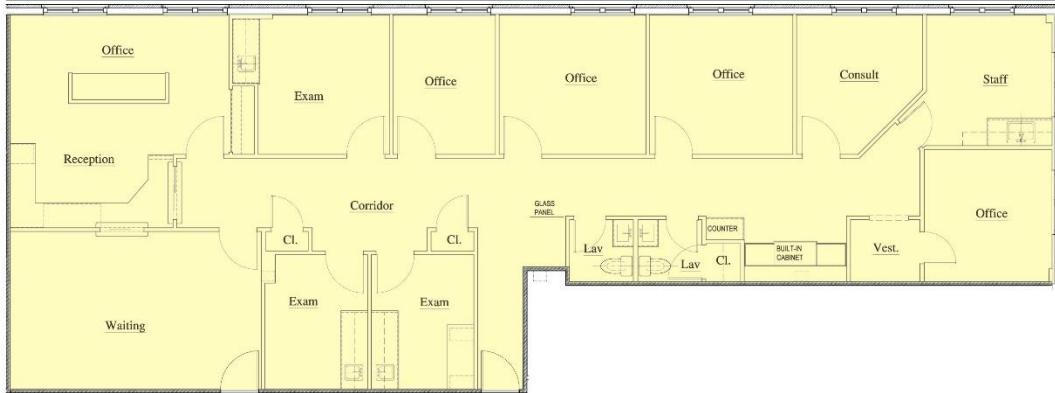
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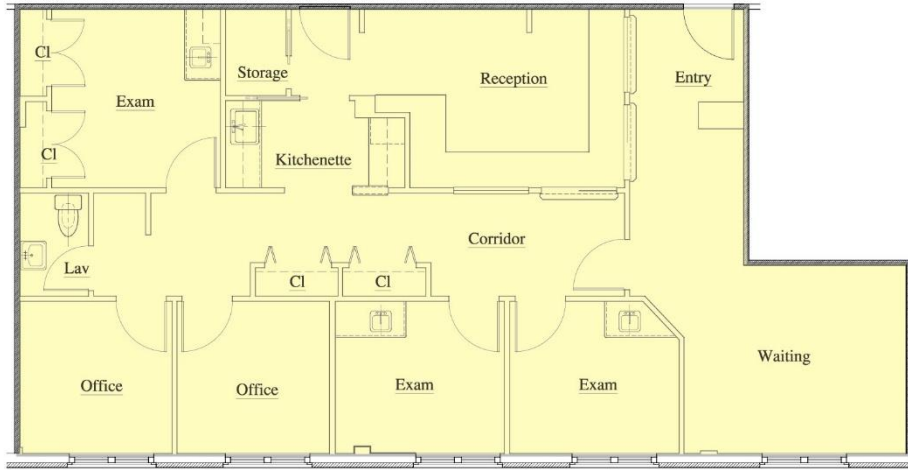


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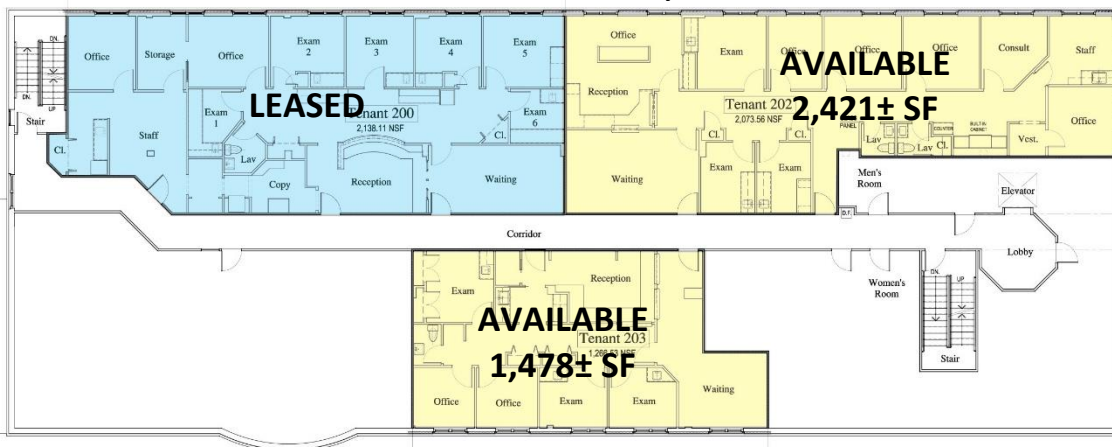
## Suite #202 – 2,421± SF



## Suite #203 – 1,478± SF



## Second Floor Layout



### Property Highlights

- 35,166± SF Medical Office Building
- 3 Suites for Lease
  - #202 – 2,421± SF 2<sup>nd</sup> FL
  - #203 – 1,478± SF 2<sup>nd</sup> FL
- Elevator access
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### BUILDING INFORMATION

RENTABLE BUILDING AREA 35,166± SF  
AVAILABLE AREA 4,749± SF  
MAX CONTIGUOUS AREA 2,421± SF – 2<sup>nd</sup> Floor  
MIN SF AVAILABLE 1,478± SF – 2<sup>nd</sup> Floor  
NUMBER OF FLOORS 3  
CONSTRUCTION Steel / Masonry  
ROOF TYPE T&G Rubber  
YEAR BUILT 1989

### SITE INFORMATION

SITE AREA 1.73± Acres  
ZONING T4T5  
PARKING Ample  
VISIBILITY Excellent  
HWY ACCESS I-91 or Route 15  
TRAFFIC COUNT ADT: 15,455±

### EXPENSES

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

### TAXES

ASSESSMENT \$3,087,070  
MILL RATE 56.38  
TAXES \$174,049

### 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 3-story professional medical office building at 9 Washington Ave in Hamden, CT. There are 2 suites available on the 2<sup>nd</sup> floor: 2,421± SF & 1,478± SF. The building has ample parking, is situated at the corner of Dixwell Ave and Washington Ave at a traffic light, and is conveniently located with great access to highways – I-91 and Route 15.

### DIRECTIONS

I-91 to Exit 10 (Route 40 Connector) to Exit 1 to Devine St to Hartford Turnpike to Dixwell Ave to Washington Ave or Route 15 to Exit 62 to Dixwell Ave to Washington Ave or Exit 61 to Whitney Ave to Dixwell Ave to Washington Ave.

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