

FOR SALE | FOUNDERS PLAZA

OWNER/USER/REDEVELOPMENT/RESIDENTIAL CONVERSION

50 Founders Plaza, East Hartford, CT 06108

SALE PRICE: \$1,650,000 (ALSO AVAILABLE FOR LEASE)



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 25,392± SF Building
- 3 Stories
- 120 Parking Spaces
- 4.68/1000 parking ratio
- Zoning: B-4
- Excellent Visibility
- Easy access to Rt. 2, I-84
- I-84 Exit 53 or Exit 54
- On Bus Line
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com or Kyleigh Caron | 860-761-6004 | kcaron@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
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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	25,392± SF
AVAILABLE AREA	25,392± SF
NUMBER OF FLOORS	3 floors plus basement
FLOOR PLATE	8,464± SF
CORE FACTOR	12%
CONSTRUCTION	Steel Reinforced Concrete
ROOF TYPE	Flat
YEAR BUILT	1973

SITE INFORMATION

SITE AREA	1.52 acres
ZONING	B-4
PARKING	120 spaces, 4.68/1000
SIGNAGE	Directory
VISIBILITY	Excellent
HWY.ACCESS	Rt. 2, I-84, I-91

UTILITIES

SEWER	City
WATER	City
GAS	Yes

TAXES

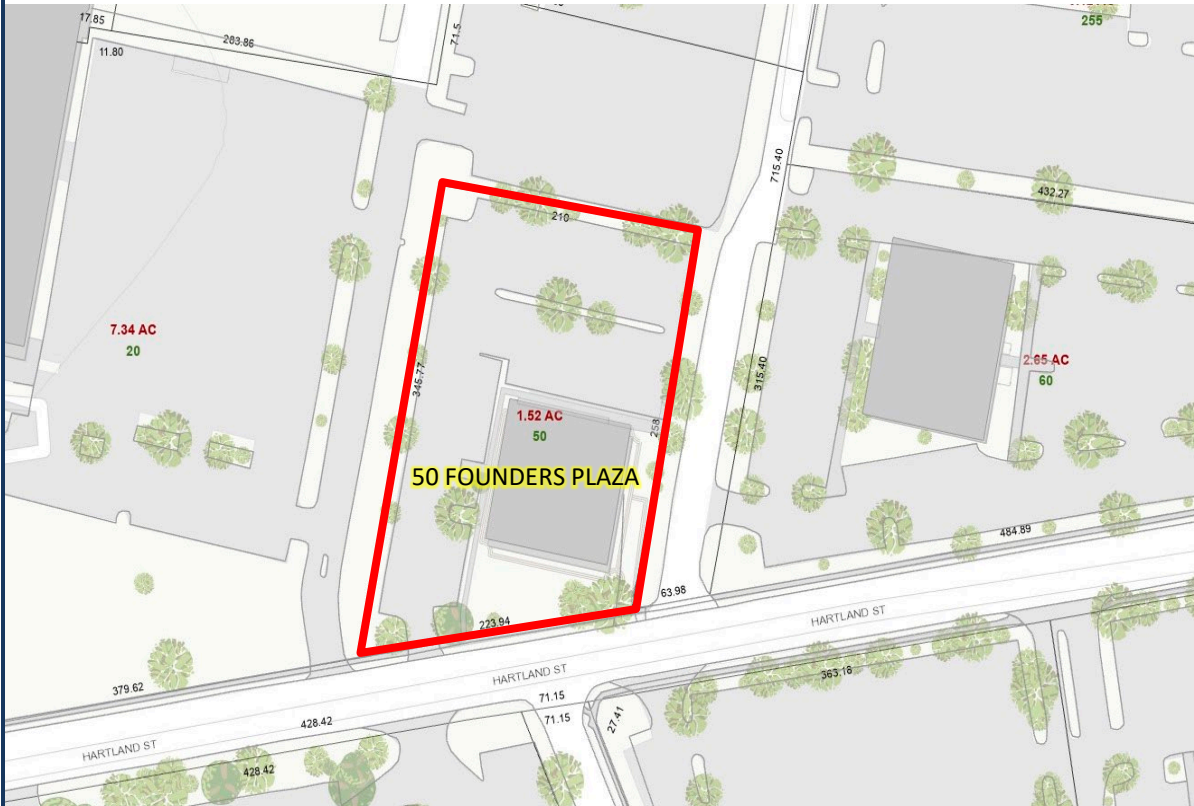
ASSESSMENT	\$997,140
MILL RATE	42.45
TAXES	\$42,329

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Package units in each suite
SPRINKLERED	No
ELEVATOR(S)	1
ELECTRICAL	1600 amps, 3 phase

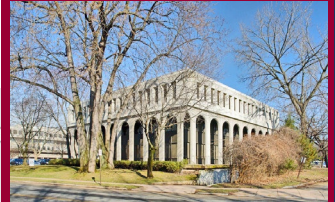
COMMENTS Beautiful Office building centrally located with access to all major highways and on bus line. Common areas recently renovated. Also has a full basement.

DIRECTIONS I-84 East – Exit 53 Right on E. River Drive, Left on Pitkin St. Right on Founders Plaza
I-84 West – Exit 54 Right on Darlin Street, Road changes name to Founders Plaza.



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- Many area amenities
 - Shopping
 - Banking
 - Dining



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