

FOR LEASE | EXECUTIVE OFFICE SUITES

SINGLE OFFICE SUITES WITH ACCESS TO COMMON KITCHEN & RESTROOMS | FREE WI-FI

124 White Oak Drive, Berlin, CT 06037

Reduced Lease Rates: Small Office Suites \$400-450/month | Large Office Suite: \$550/month

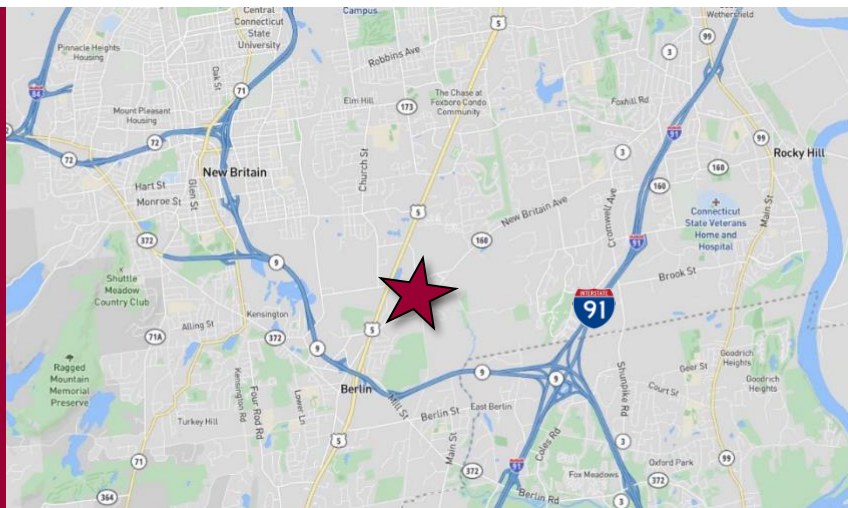


Ranked in Top 50
Commercial Firms in U.S.



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email notifications.



Property Highlights

- 18,000± SF Building
- 1 Story
- Single Offices available
- 3.05± Acres
- Ample parking
- Access to common kitchen & Rest rooms
- Free WI-FI
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21

For more information contact:

Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com or Jay Morris | 860.721.0033 | jmorris@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 BLD. AREA 18,000± SF
 AVAILABLE AREA 560± SF
 MAX CONTIGUOUS AREA 320± SF
 WILL SUBDIVIDE TO 100± SF (single office)
 NUMBER OF FLOORS 1
 CLEAR HEIGHT 9' 4"
 CONSTRUCTION Steel Frame, Masonry
 ROOF TYPE Flat, Tar & Gravel/Rubber
 YEAR BUILT 1990

SITE INFORMATION

SITE AREA 3.05± Acres
 ZONING PI
 PARKING Ample
 SIGNAGE Monument
 VISIBILITY White Oak Drive
 HWY.ACCESS Route 9, Exit 21

UTILITIES

SEWER/WATER City
 GAS Yes

EXPENSES

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

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air
 SPRINKLERED No
 ELECTRIC SERVICE 200 amp 120/208 v, 3 phase

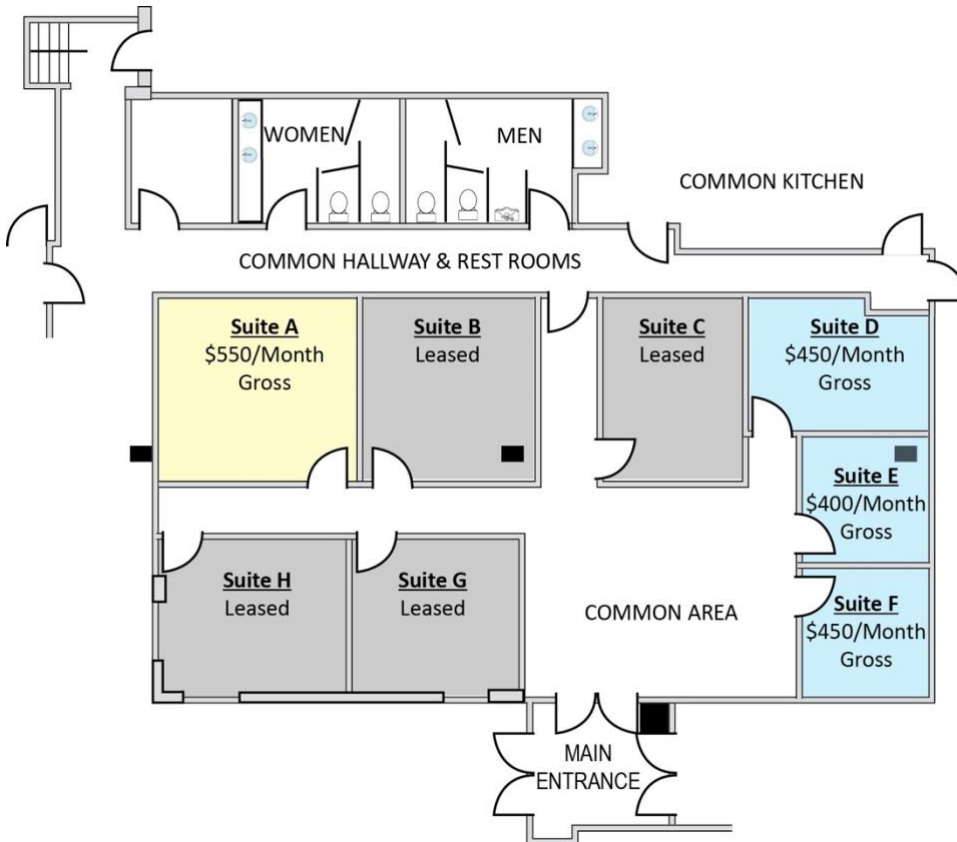
COMMENTS Access to common kitchen and restrooms. Tenant must provide own dumpster.

DIRECTIONS Route 9, Exit 21. Right on Berlin Tpke, Right on Wethersfield Rd, Right on White Oak Dr.

Property Highlights

- 18,000± SF Building
- 1 Story
- Single Offices Available
- 3.05± Acres
- Ample parking
- Access to common kitchen & Rest rooms
- Free WI-Fi
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21
- Many area amenities
 - Shopping
 - Banking
 - Dining

Single Office Suites Available



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



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