

# FOR LEASE: PROFESSIONAL OFFICE SPACE

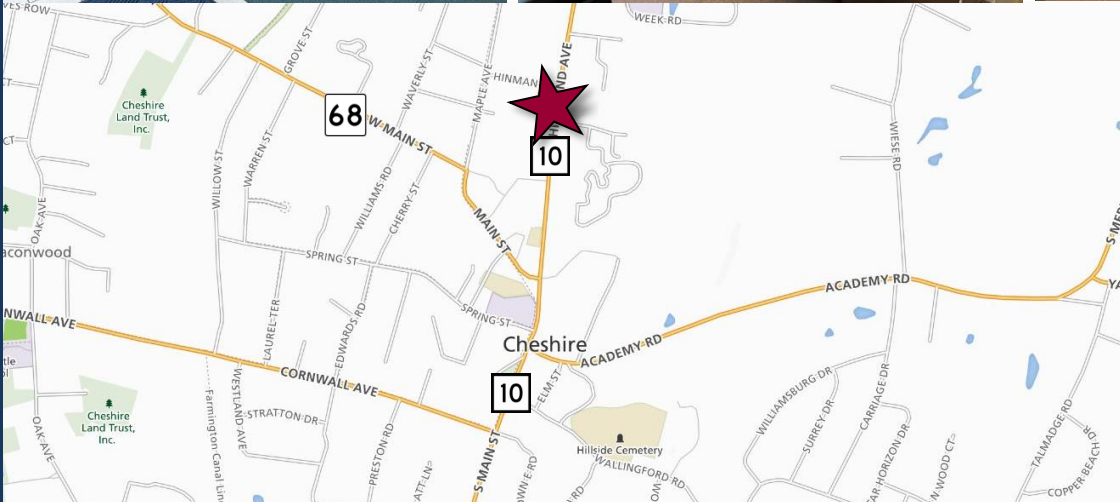
## BUILDING #288 AVAILABILITY: 1,100± SF – FIRST FLOOR

D'Aquila Business Park, 288 Highland Ave (Route 10), Cheshire, CT 06410

LEASE RATE: \$16/SF Gross plus Utilities



Ranked in Top 50  
Commercial Firms in U.S.



- ### Property Highlights
- Professional Office Space For Lease
  - 1,100± SF on 1<sup>st</sup> Floor
  - Building with Elevator
  - Built in 1998
  - Center of town location on Route 10
  - Immaculate grounds
  - Ample parking
  - Many area amenities

For more information contact:

**Toby Brimberg | 203-640-5575 (Cell) | 203-643-1116 (Office) | [tbrimberg@orlcommercial.com](mailto:tbrimberg@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.

# FOR LEASE: PROFESSIONAL OFFICE SPACE

## BUILDING #288 AVAILABILITY: 1,100± SF – FIRST FLOOR

D'Aquila Business Park, 288 Highland Ave (Route 10), Cheshire, CT 06410

**LEASE RATE: \$16/SF Gross plus Utilities**



Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLDG AREA #288 12,240± SF incl' Gr Level  
 AVAILABLE AREA 1,100± SF - First Floor  
 NUMBER OF FLOORS 3 including Ground Level  
 CONSTRUCTION Masonry  
 ROOF TYPE Asphalt shingles  
 YEAR BUILT 1998

### SITE

SITE AREA 1.92 acres  
 ZONING R-20A  
 PARKING Ample, Open  
 SIGNAGE Pylon, Lobby directory  
 VISIBILITY Excellent  
 HWY ACCESS I-84, I-691, I-91 from Route 10 & Route 68  
 TRAFFIC COUNT 13,800 ADT on Route 10  
 16,800 ADT on Route 68

### MECHANICAL EQUIPMENT

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

### EXPENSES

RE TAXES ( ) Tenant (x) Landlord  
 UTILITIES (x) Tenant ( ) Landlord  
 INSURANCE ( ) Tenant (x) Landlord  
 MAINTENANCE ( ) Tenant (x) Landlord  
 JANITORIAL (x) Tenant ( ) Landlord

### UTILITIES

SEWER Public Connected  
 WATER Public Connected  
 GAS Public Connected

**COMMENTS** Located in D'Aquila Business Park - 1,100± SF First Floor Professional Office Space available for Lease on Highland Ave (Route 10) in Cheshire, CT. The space is located in a 12,240± SF 3-story office building with elevator. The property has immaculate grounds and ample parking in the heart of downtown Cheshire. Located across from the Stop & Shop plaza and other area amenities. Lease Rate: \$16.00/SF Gross + Utilities

**DIRECTIONS** I-91 to Exit 10 or I-691 to Exit 3 to Highland Ave (Route 10)

### Property Highlights

- Professional Office Space For Lease
- 1,100± SF on 1<sup>st</sup> Floor
- Building with Elevator
- Built in 1998
- Center of town location on Route 10
- Immaculate grounds
- Ample parking
- Many Area Amenities Nearby
  - Shopping
  - Banking
  - Dining



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



Connect with Us



For more information contact:

**Toby Brimberg | 203-640-5575 (Cell) | 203-643-1116 (Office) | [tbrimberg@orlcommercial.com](mailto:tbrimberg@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.