

# FOR LEASE | 3,841± SF MEDICAL OFFICE SUITE JOIN HARTFORD HEALTH CARE & STARLING PHYSICIANS

1260 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: \$28.00/SF PLUS UTILITIES & JANITORIAL

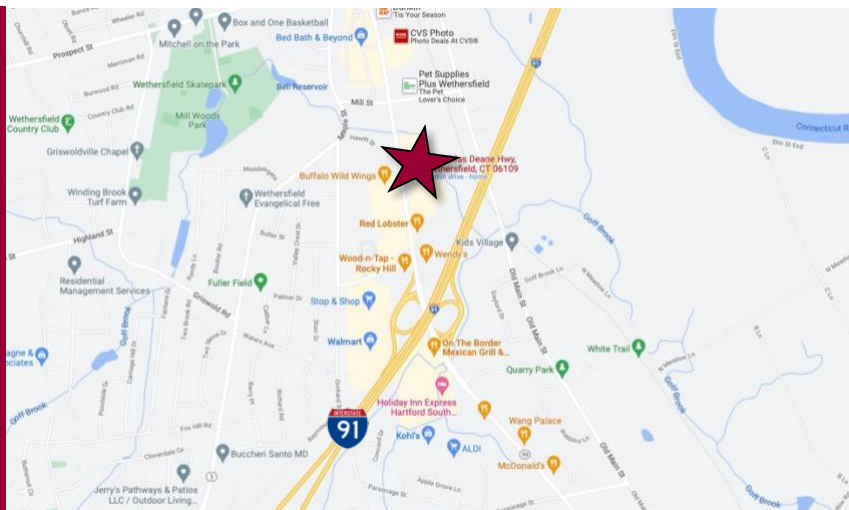


Ranked in Top 50  
Commercial Firms in U.S.



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email notifications.



## Property Highlights

- 3,841± SF Suite Available
- Will subdivide
- Single Story
- Signage: Directory / Monument
- 3.36 Acres
- Parking: 5/1000
- Zoning: RC
- Traffic: 23,900 ADT
- 0.4 mile to I-91, Exit 24
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) • Robert Gaucher | 860.761.6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@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

RENTABLE BLD. AREA 54,976± SF  
 AVAILABLE AREA Suite 103: 3,841± SF  
 MAX CONTIGUOUS AREA 3,841± SF  
 WILL SUBDIVIDE TO 1,300± SF  
 NUMBER OF FLOORS 1  
 CORE FACTOR 15%  
 CONSTRUCTION Masonry / Brick  
 ROOF TYPE Flat, Tar & Gravel / Rubber  
 YEAR BUILT 1960

### SITE INFORMATION

SITE AREA 3.36 Acres  
 ZONING RC  
 PARKING 5/1000  
 SIGNAGE Directory / Monument  
 VISIBILITY Good  
 HWY.ACCESS 0.4 mile to I-91, Exit 24  
 TRAFFIC COUNT 23,900 ADT

### UTILITIES

SEWER Public  
 WATER Public  
 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 Hot Air  
 SPRINKLERED 100% Wet

### OTHER TENANTS

Starling Physicians,  
 Jefferson Radiology,  
 Memory Care Center,  
 Hartford Hospital Sleep  
 Center, Quest Diagnostics

**COMMENTS** Medical office suite available in a single story medical office building.

**DIRECTIONS** I-91 to exit 24; north on Silas Deane Hwy approximately 0.4 mile. Property is on right.

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- 0.4 mile to I-91, Exit 24
- Many area amenities
  - Shopping
  - Banking
  - Dining



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FIND US ON



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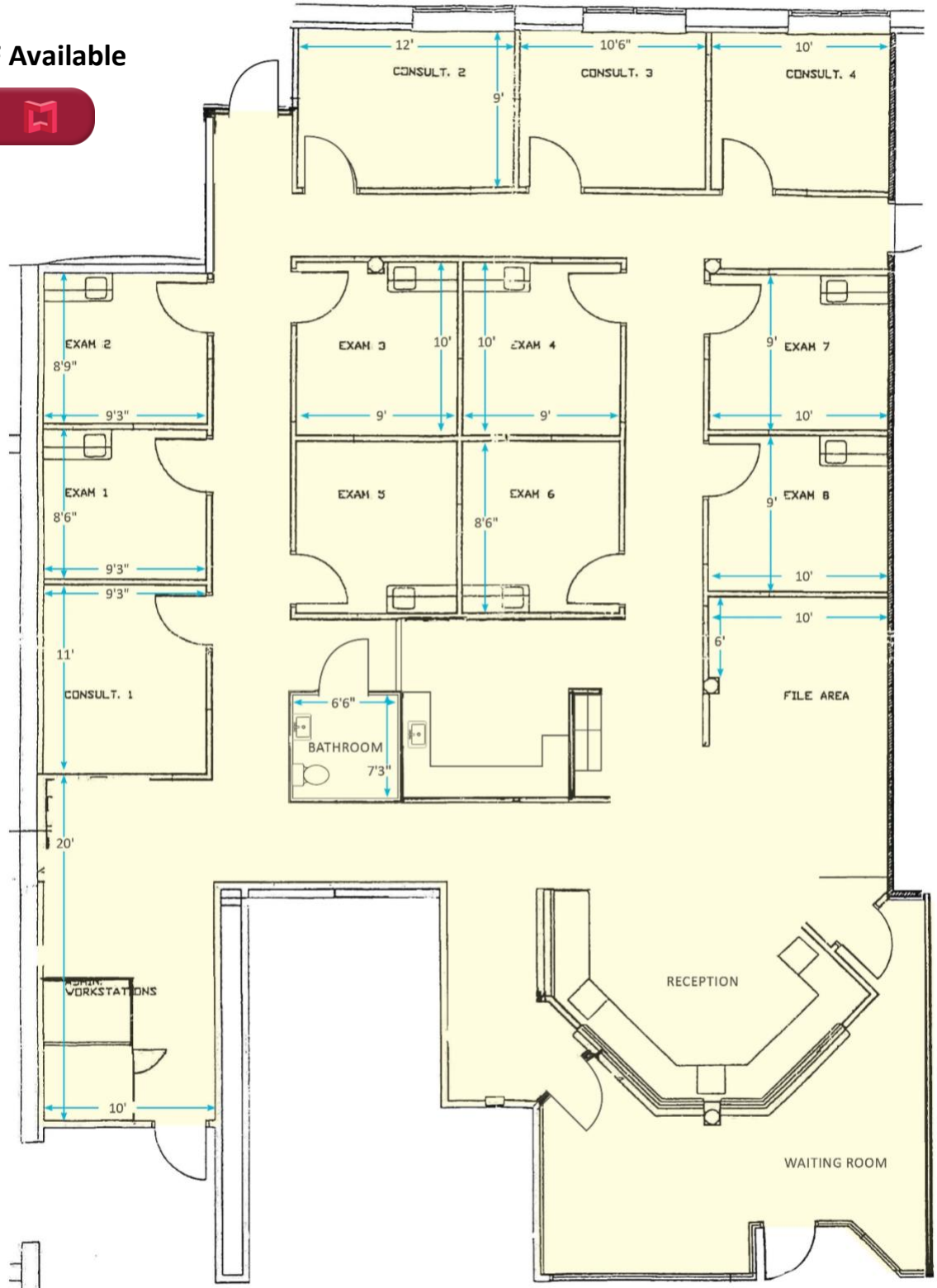
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