

FOR LEASE | PREMIER OFFICE BUILDING WITH EXCELLENT VISIBILITY

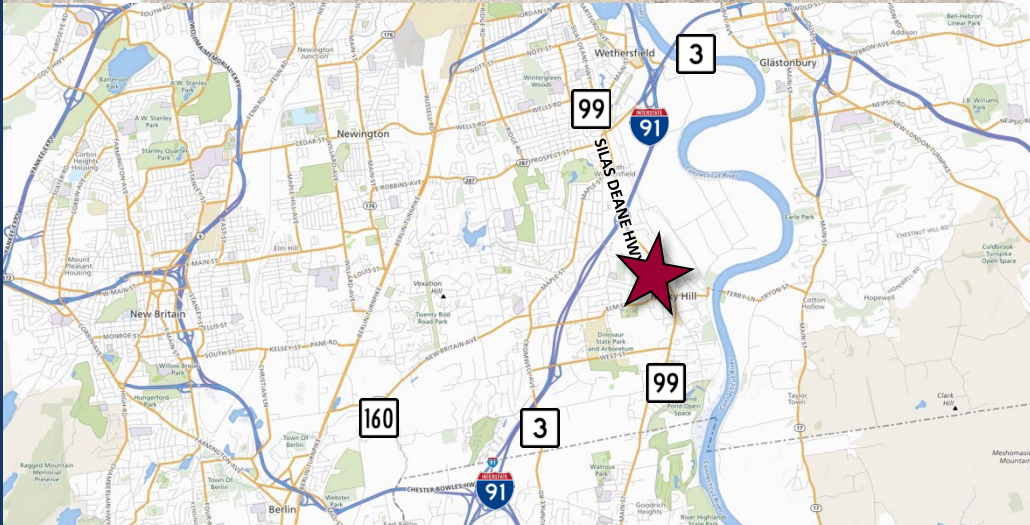
3,918± SF ON FIRST FLOOR

2080 Silas Deane Highway, Rocky Hill, CT 06067

LEASE RATE: \$18.50/SF Full Service Gross



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Suite 102B | 1st Fl | 3,918± SF
- 140 parking spaces
- Excellent Frontage on Rt.99
- Common areas renovated
- 1st Floor space has back-up generator & is separately metered
- Fire system monitored 24/7
- 2 passenger Elevators
- Easy access to I-91, Exit 24
- Many Area Amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com or Robert Gaucher | 860-761-6007 | bgaucher@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 43,465± SF
 AVAILABLE AREA Suite 102B: 3,918± SF
 MAX CONTIGUOUS AREA 3,918± SF
 WILL SUBDIVIDE TO 3,918± SF
 OCCUPANCY LEVEL 90%
 NUMBER OF FLOORS 3
 CORE FACTOR Center core (17%)
 CONSTRUCTION Steel Frame / brick & masonry
 ROOF TYPE Flat, roof overlay in 2006
 YEAR BUILT 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air (replaced 2008)
 TYPE OF HEAT Gas, Forced Air (replaced 2008)
 SPRINKLERED Yes
 ELEVATOR(S) Two
 OTHER Fire system monitored 24/7
1st Floor Space has 70 KW back-up generator and separately metered

SITE

SITE AREA 2.65 acres
 ZONING Commercial
 PARKING 140 spaces
 SIGNAGE Directory
 VISIBILITY Excellent on Route 99
 HWY.ACCESS I-91, Exit 24

UTILITIES

SEWER MDC
 WATER MDC
 GAS Yes

EXPENSES

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

COMMENTS Premier office building with excellent visibility and convenient access to highways, shopping and services. Common areas renovated.

DIRECTIONS I-91 to exit 24; South on Silas Deane Highway (CT Rt. 99) about one mile. Building is on left.

Property Highlights

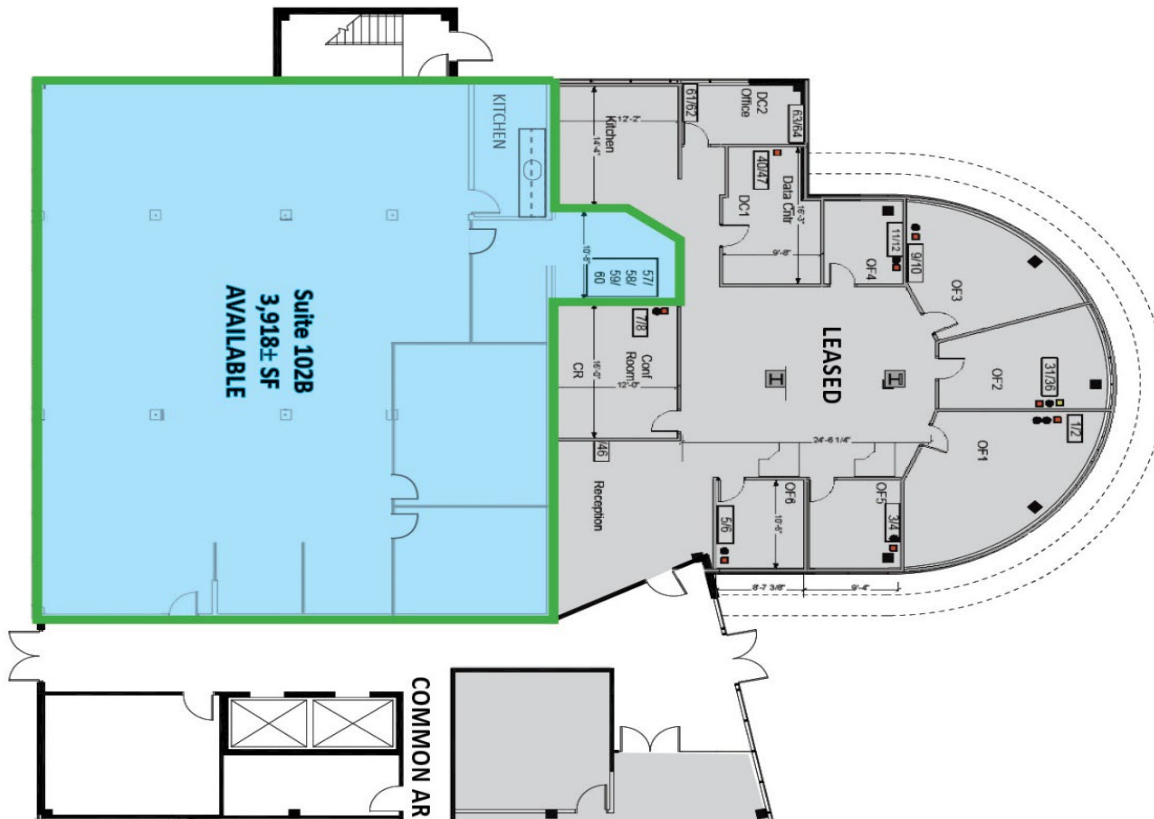
- Suite 102B | 1st Fl | 3,918± SF
- 140 parking spaces
- Excellent Frontage on Rt.99
- Common areas renovated
- 1st Floor Space has 72 KW back-up generator and is separately metered
- Easy access to I-91, Exit 24
- Many area amenities



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