



*Ranked in Top 50
Commercial Firms in U.S.*

FOR LEASE

2080 Silas Deane Hwy, Rocky Hill, CT 06067
3,981± SF available on 1st Floor in Suite 102B

LEASE RATE: \$18.50/SF Full Service Gross

HIGHLIGHTS

- Premier office, excellent visibility on Rt. 99
- Fully Furnished Suite, Like New
- 140 parking spaces
- Common area recently 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

CONTACTS

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.



FOR LEASE | 2080 Silas Deane Hwy, Rocky Hill, CT

3,981± SF Office Suite on 1st Floor | LEASE RATE \$18.50/SF Full Service Gross

BUILDING INFORMATION

GROSS BLD. AREA: 43,465± SF
AVAILABLE AREA: Ste 102B 3,918± SF
NUMBER OF FLOORS: 3 floors
CORE FACTOR: Center core (17%)
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Flat
YEAR BUILT: 1988

SITE INFORMATION

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

MECHANICAL EQUIPMENT

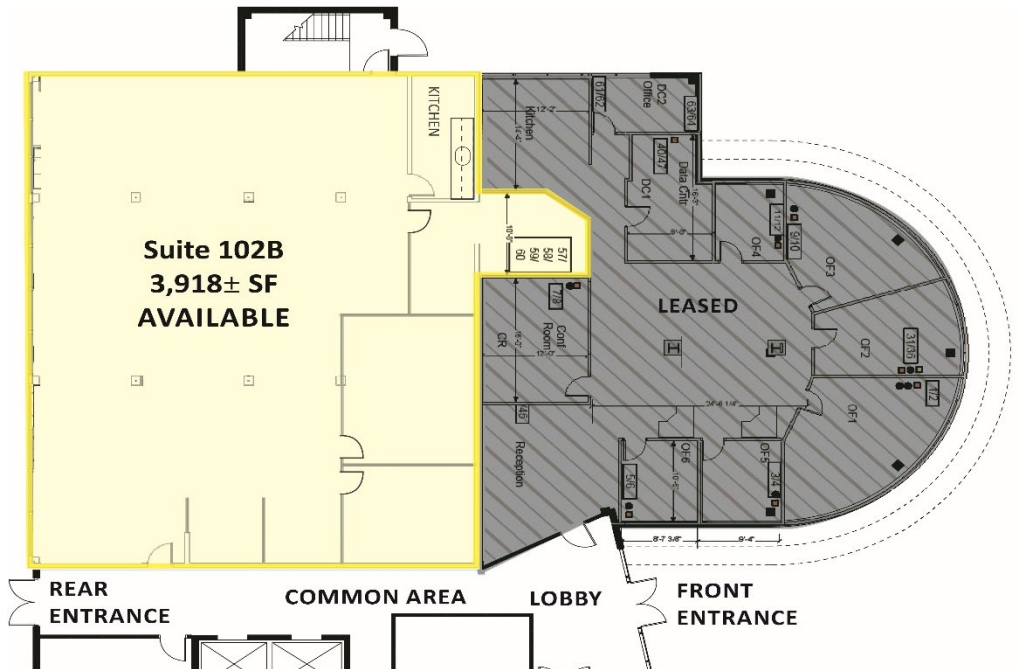
AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas Forced Air
SPRINKLERED: Yes
ELEVATOR(S): Two passenger
FIRE: Fire System monitored 27/7
GENERATOR: Optional 1st floor space
70 KW back-up generator which is separately metered.

UTILITIES

SEWER: MDC
WATER: MDC
GAS: Yes

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord



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