

FOR LEASE | UP TO 36,919± SF OFFICE / MEDICAL SPACE  
FOR SALE | 55,547± SF OFFICE BUILDING

1344-1360 Silas Deane Highway, Rocky Hill, CT 06067

LEASE RATE: \$18.00/SF GROSS | SALE PRICE: \$6,500,000

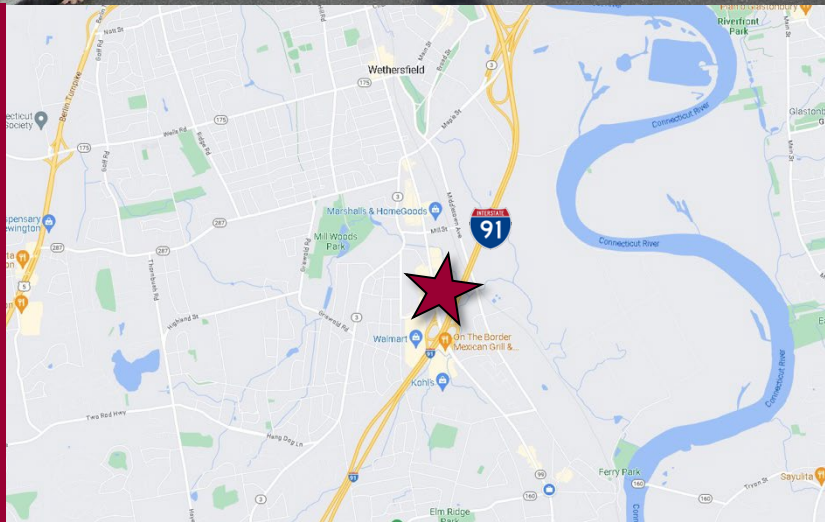


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 55,547± RSF Office Building
  - 3 Upper Levels: Office Space
  - 2 Lower Levels: Structured Parking
- Available Spaces for Lease
  - 3<sup>rd</sup> Floor: 16,801± SF (Full Floor)
  - 4<sup>th</sup> Floor: 16,801± SF (Full Floor)
  - 5<sup>th</sup> Floor: 3,317± SF
- 2.69 acres in the O Zone
- Building to be fully renovated in 2024
- Immediately off I-91 Exit 24
- Visible from I-91
- Fully Sprinklered
- 2 Elevators
- Wendy's Ground Lease
- Verizon Cell Tower

For more information contact:

Robert Gaucher | 860.761.6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com) or Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@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

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### BUILDING INFORMATION

GROSS BLD. AREA	55,547± SF
AVAILABLE AREA	3 <sup>rd</sup> Fl: 16,801± SF 4 <sup>th</sup> Fl: 16,801± SF 5 <sup>th</sup> Fl: 3,317± SF
MAX CONTIGUOUS AREA	36,919± SF
WILL SUBDIVIDE TO	3,317± SF
OCCUPANCY LEVEL	34%
NUMBER OF FLOORS	5 (2 LLs Parking & 3 ULs Office)
FLOOR PLATE	16,801± SF
CONSTRUCTION	Masonry / Brick
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1984   To be fully renovated in 2024

### SITE INFORMATION

SITE AREA	2.69 acres
ZONING	O
PARKING	Ample, LL Structured
SIGNAGE	Directory
VISIBILITY	Excellent from I-91
HWY.ACCESS	I-91, Exit 24
TRAFFIC COUNT	20,100 ADT – Rt 99 65,600 ADT – I-91

### UTILITIES

SEWER	City
WATER	City
GAS	Yes

### EXPENSES

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

### TAXES

ASSESSMENT	\$2,800,000
2024 MILL RATE	29.17
TAXES	\$81,676

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Hot Water
SPRINKLERED	100%
ELEVATOR(S)	2

### OTHER TENANTS

Almost Family, GM&F, Elite, Everlast Energy, Wendy's, Verizon

**AREA RETAIL** Shell, Mobil, Wood N' Tap, D'Angelos, Walmart, KFC

**DIRECTIONS** I-91, Exit 24. Left onto Silas Deane Highway (Rt. 99). Property is immediately on the right.

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- Many area amenities
  - Shopping
  - Banking
  - Dining



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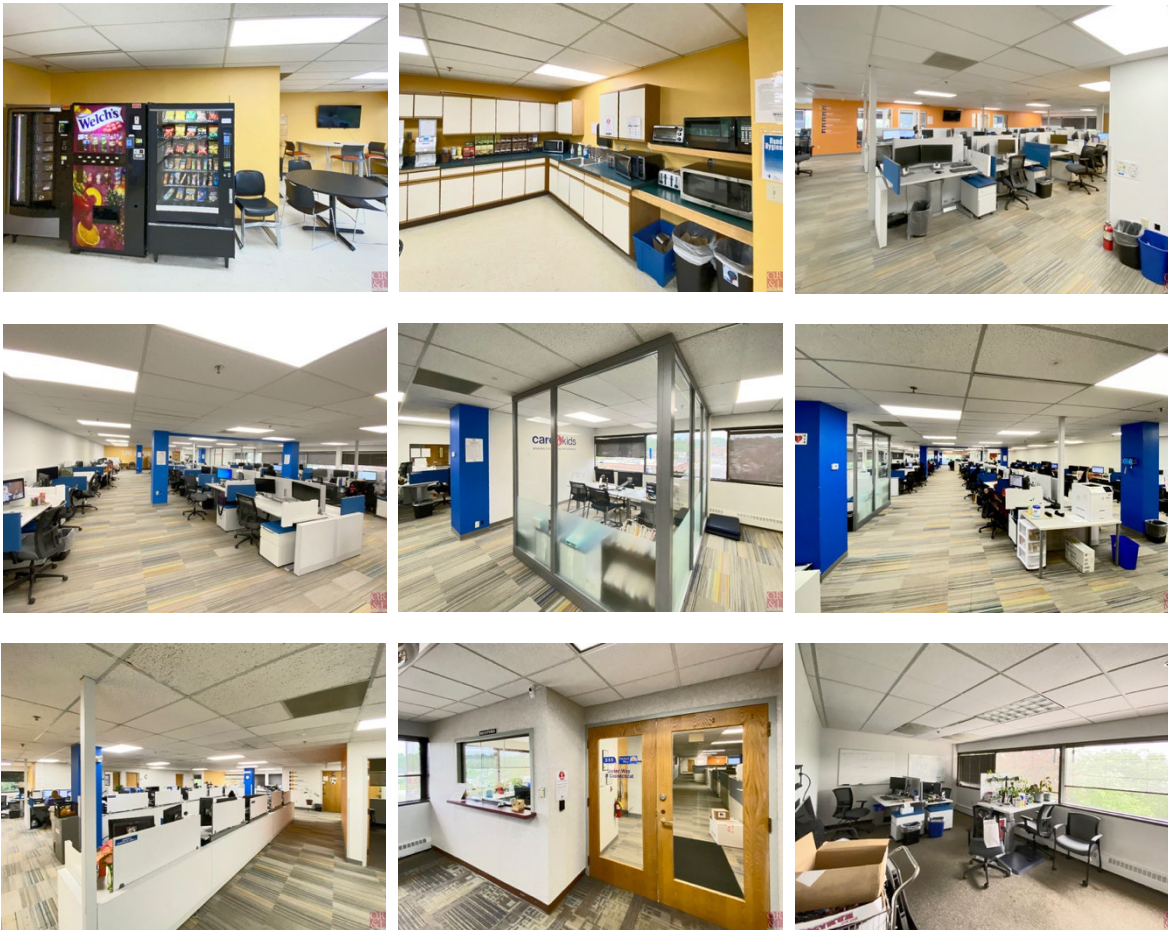
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**Fifth Floor: 3,317± SF Available**



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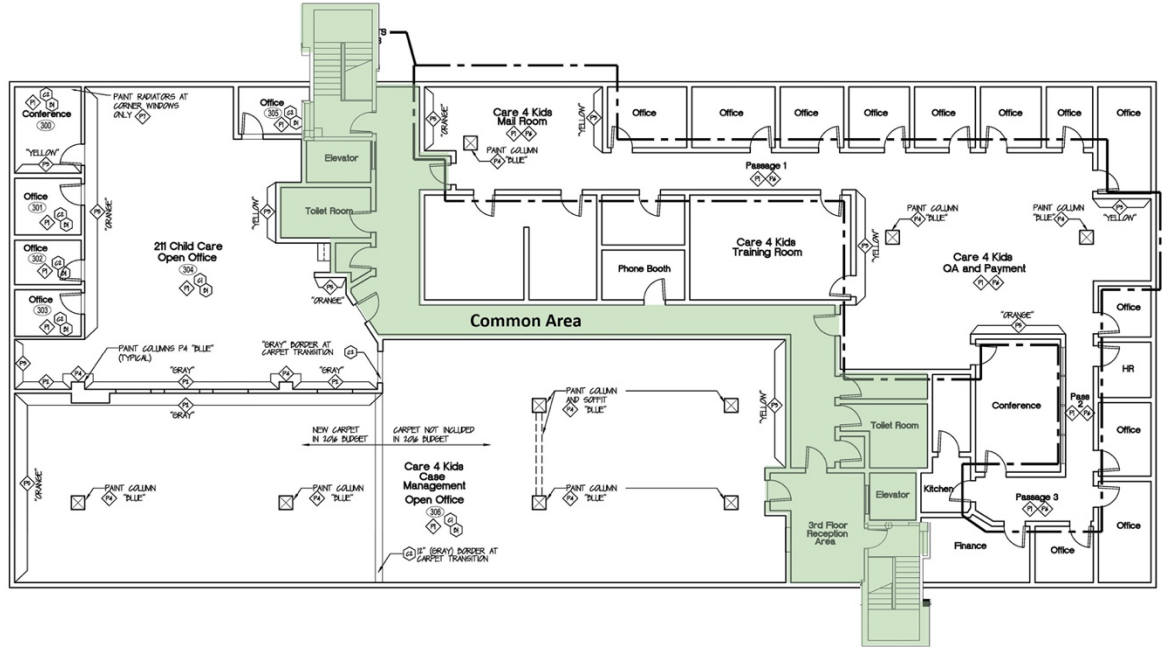
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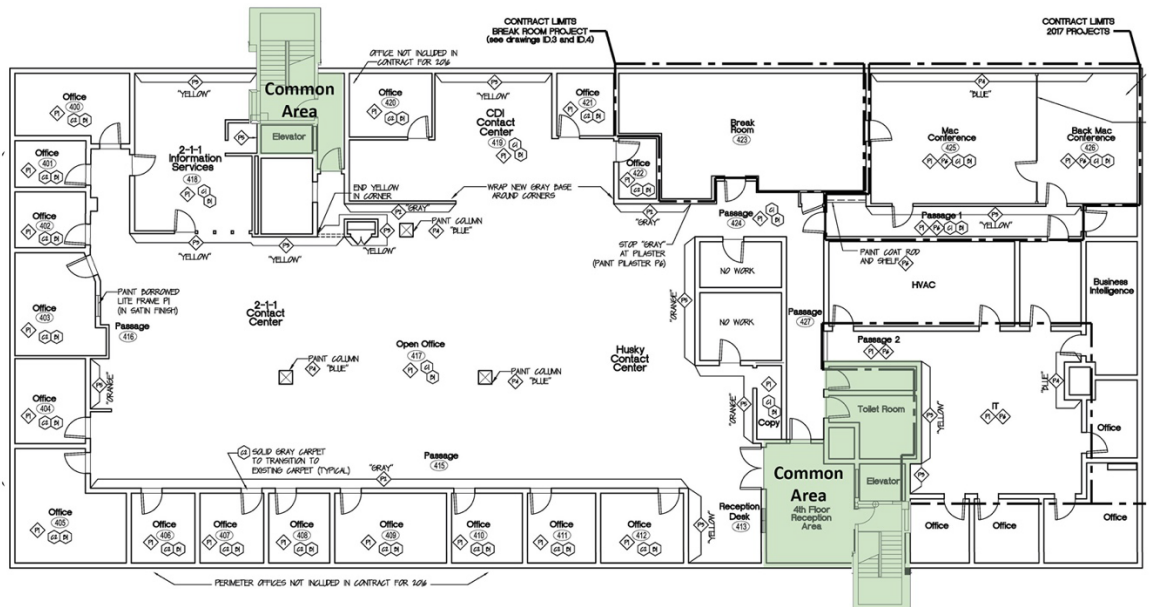
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**Third Floor: 16,801± SF Available**



**Fourth Floor: 16,801± SF Available**



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