

# FOR LEASE | 1,200± SF OFFICE SUITE 1 STORY OFFICE BUILDING

19 Kensington Lane (aka 647 Brook Street), Rocky Hill, CT 06067

LEASE RATE: \$19/SF FULL SERVICE GROSS



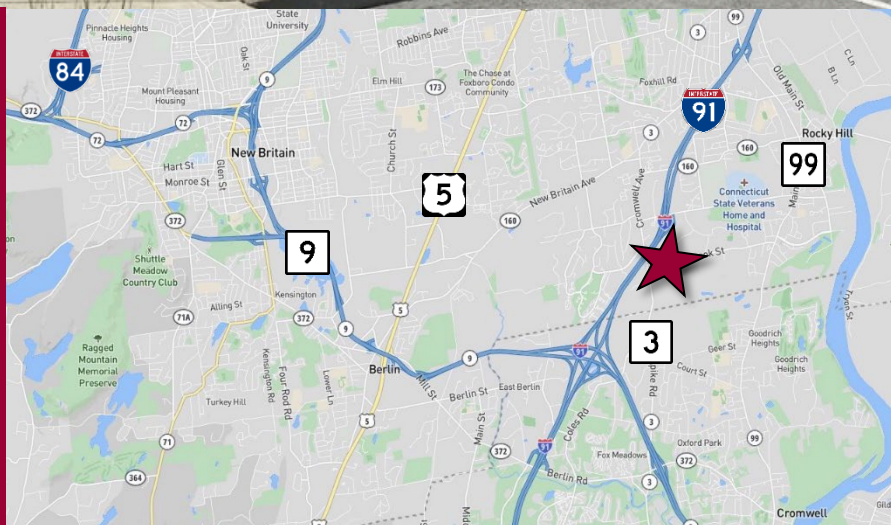
COMMERCIAL

Ranked in Top 50  
Commercial Firms in U.S.



## STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below  
with the camera on your  
smart phone to sign-up for  
email notifications.



## Property Highlights

- 5,747± SF Building
- 1,200± SF Available
- 1 Story
- Ample Parking
- Signage: On building
- Visibility: Excellent
- Traffic: 7,182 ADT
- Zoning: OP
- I-91, Exit 23
- Many area amenities

For more information contact:

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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# FOR LEASE | 1,200± SF OFFICE SUITE

## 1 STORY OFFICE BUILDING

19 Kensington Lane (aka 647 Brook Street), Rocky Hill, CT 06067

LEASE RATE: \$19/SF FULL SERVICE GROSS



Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLD. AREA 5,747± SF  
AVAILABLE AREA 1,200± SF  
NUMBER OF FLOORS 1  
CORE FACTOR TBD  
CONSTRUCTION Wood Frame  
ROOF TYPE Gable, Asphalt Shingle  
YEAR BUILT 2014

### SITE INFORMATION

SITE AREA 9.81 acres (shared w/ apartments)  
ZONING OP  
PARKING Ample  
SIGNAGE On building  
VISIBILITY Excellent on Brook Street  
FRONTAGE 300' on Brook Street  
HWY.ACCESS I-91, Exit 23  
TRAFFIC COUNT 7,182 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING 100%  
TYPE OF HEAT Gas, Forced Hot Air  
SPRINKLERED No  
ELECTRIC SERVICE Ample

### UTILITIES

SEWER City  
WATER City  
GAS Yes

### DIRECTIONS

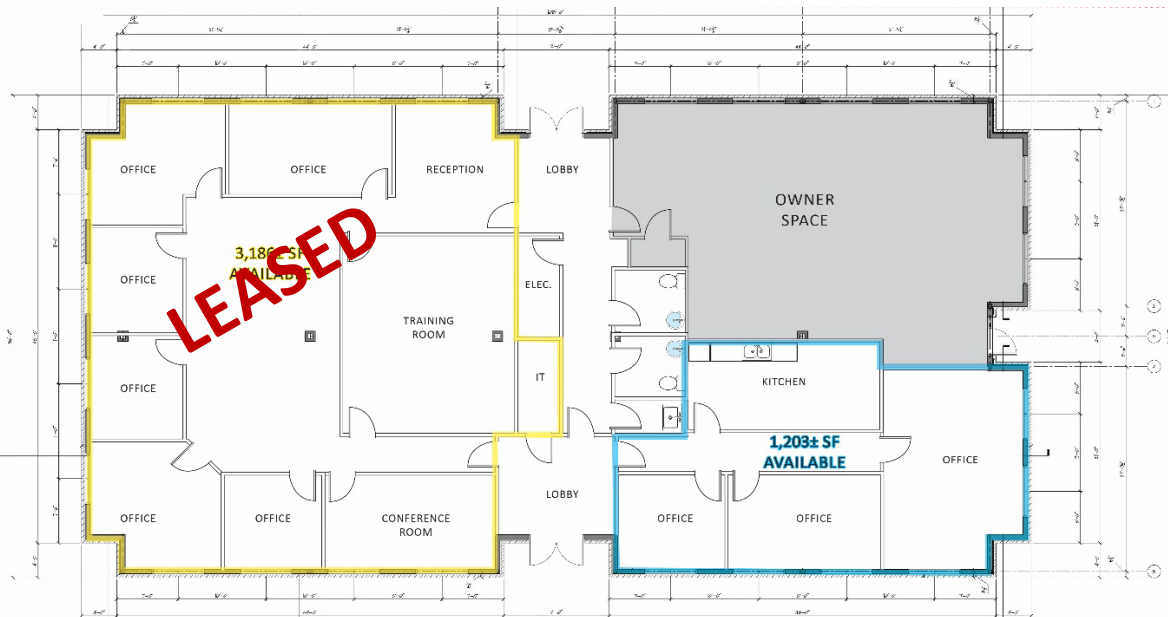
I-91 Exit 23, Right on West Street, Left on Rt. 3/Cromwell Ave, Left on Brook St. Property will be on left.

### EXPENSES

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

### Property Highlights

- 5,747± SF Building
- 1,200± SF Available
- 1 Story
- Ample Parking
- Signage: On building
- Visibility: Excellent
- Traffic: 7,182 ADT
- Zoning: OP
- I-91, Exit 23
- Many area amenities
  - Shopping
  - Banking
  - Dining



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



FIND US ON



For more information contact:

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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.