

FOR LEASE | 2,050± SF – 7,700± SF CLASS “A” OFFICE SPACE GENERATOR BACK-UP, NEWLY RENOVATED COMMON AREAS



200 Executive Boulevard, Southington, CT 06489

LEASE RATE: \$18.00/SF Full Service Gross

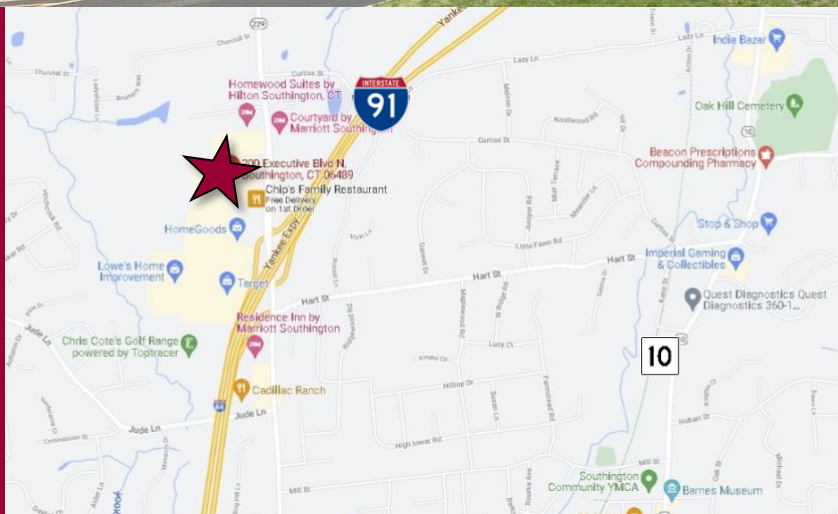
Ranked in Top 50

Commercial Firms in U.S.



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Property Highlights

- 150,000± SF Class “A” Office
- 2 Suites Available
 - 4B & 4G
- 4 Stories
- 600 car parking
- Signalized entrance
- 3 loading docks
- Back-up generator
- Full renovation completed
- Directly off I-84, Exit 31
- Many area amenities - over 34 restaurants within 3 mi.

For more information contact:

Jay L. Morris | 860.721.0033 | jmorris@orlcommercial.com and 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
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.

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BUILDING INFORMATION

GROSS BLD. AREA	150,000± SF
AVAILABLE AREA	2,050± SF Ste 4G, 7,700± SF Ste 4B-Available 8/31/25
MAX CONTIGUOUS AREA	7,700± SF
WILL SUBDIVIDE TO	2,050± SF
OCCUPANCY LEVEL	97%
NUMBER OF FLOORS	4 Stories
FLOOR PLATE	37,500± SF
COLUMN SPACING	32' x 36'
LOADING DOCKS	3 docks
CONSTRUCTION	Steel frame/Concrete
ROOF TYPE	EPDM w/ Rock Balast Membrane
YEAR BUILT	1984, Renovated 2015

SITE INFORMATION

SITE AREA	9.99± acres
ZONING	I-1
PARKING	600 car parking
SIGNAGE	Directory
VISIBILITY	Excellent from I-84
HWY.ACCESS	Directly off I-84 Exit 31
TRAFFIC COUNT	40,212 ADT on I-84

UTILITIES

SEWER	City
WATER	City
GAS	CNG

MECHANICAL EQUIPMENT

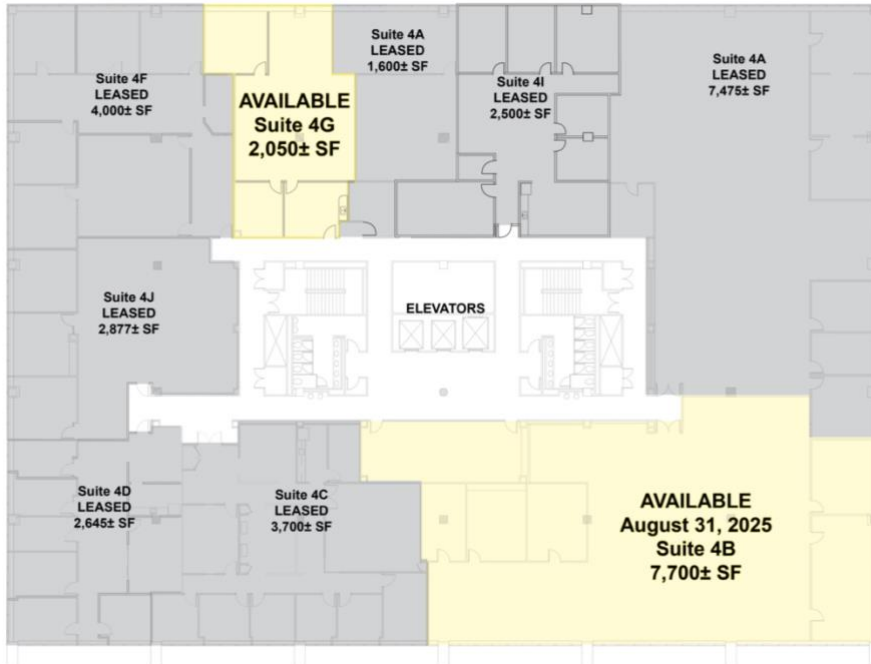
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas Fired Boilers with Air Handlers, new central HVAC Management System in 2015
SPRINKLERED	100% Wet System
ELECTRIC SERVICE	10,000 amps/277/480 volts/3 ph
ELEVATOR(S)	(3) total elevators
GENERATOR	Diesel Back-up power generator

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

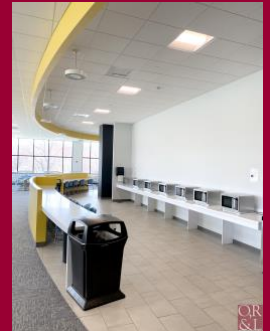
COMMENTS Building fully renovated in 2015 including lobby, common areas, HVAC, elevators, roof, and landscaping to Class “A” standards. Signalized drive.

DIRECTIONS Directly off I-84, Exit 31



Property Highlights

- 150,000± SF Class “A” Ofc
- 2 Suites Available:
 - 4G: 2,050± SF
 - 4B: 7,700± SF
 - Available 8/31/25
- 4 Stories
- 600 car parking
- Signalized entrance
- 3 loading docks
- Full renovation completed
- Directly off I-84, Exit 31
- Many area amenities - over 34 restaurants in 3 mi.



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