

FOR LEASE | 5,136± SF MEDICAL / OFFICE SPACE

1ST FLOOR SPACE WITH EXAM ROOMS

28 Main Street, East Hartford, CT 06118

LEASE RATE: \$22/SF GROSS PLUS UTILITIES & JANITORIAL

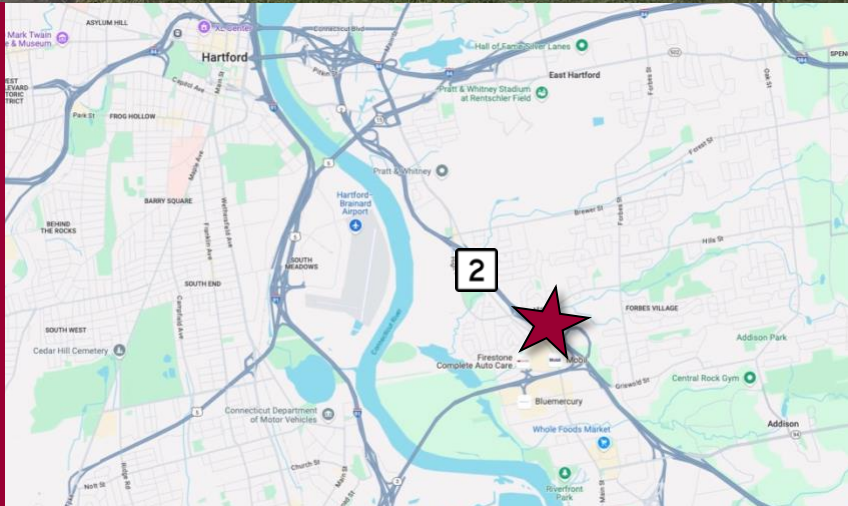


Ranked in Top 50
Commercial Firms in U.S.



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

- 9,536± SF Building
- 5,136± SF Available
 - 1st Fl Space
- 2 Story Building
- Signage: Pylon
- Parking: 48 Spaces
- On Bus Line
- 0.66 Acre
- Zoning: B-1
- Traffic: 12,500 ADT
- Route 2, Exit 5 C

For more information contact: 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.

FOR LEASE | 5,136± SF MEDICAL / OFFICE SPACE

1ST FLOOR SPACE WITH EXAM ROOMS

28 Main Street, East Hartford, CT 06118

LEASE RATE: \$22/SF GROSS PLUS UTILITIES & JANITORIAL



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA	9,536± SF
AVAILABLE AREA	5,136± SF
MAX CONTIGUOUS AREA	5,136± SF
NUMBER OF FLOORS	2
BASEMENT	Finished 4,400± SF
CONSTRUCTION	Wood Frame / Vinyl siding
ROOF TYPE	Gambrel, Asphalt
YEAR BUILT	1976
REMODELED	2001

SITE INFORMATION

SITE AREA	0.66 Acre
ZONING	B-1
PARKING	48 Spaces
SIGNAGE	Pylon
VISIBILITY	Excellent
FRONTAGE	74'
HWY.ACCESS	Route 2, Exit 5 C
TRAFFIC COUNT	12,500 ADT

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

EXPENSES

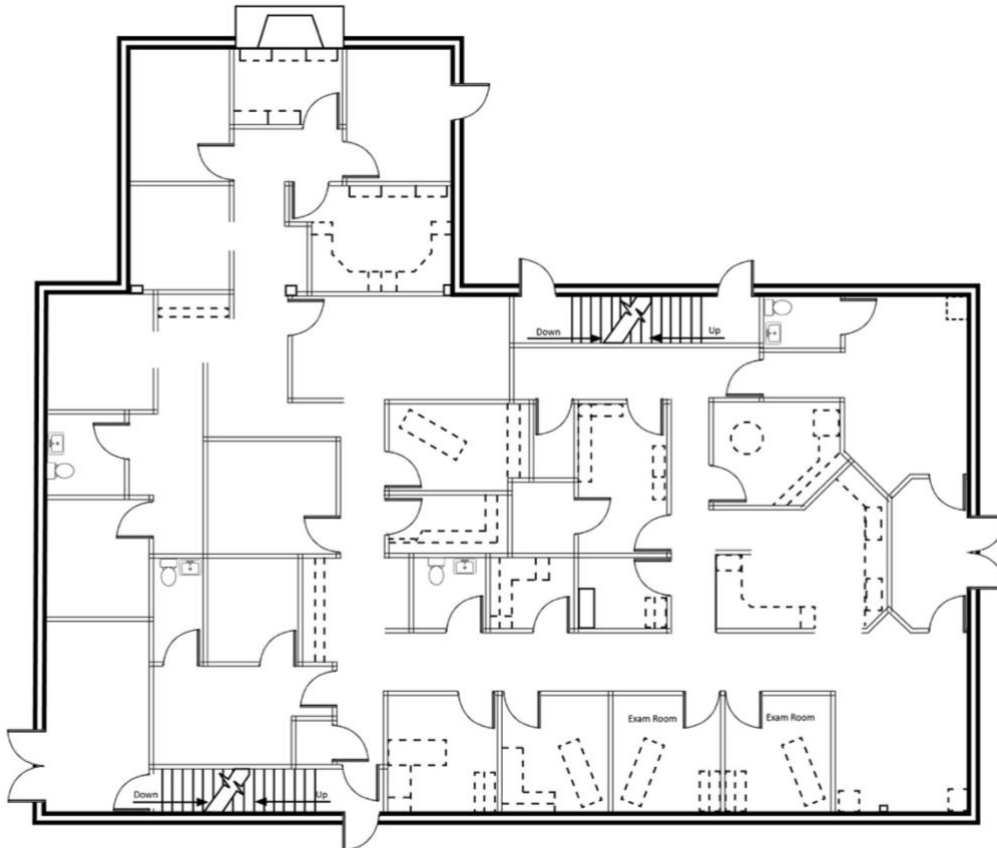
RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant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

MECHANICAL EQUIPMENT

AIR CONDITIONING	Combined
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	100% Wet
ELECTRIC SERVICE	2 Meters (300 Amp & 200 Amp)

COMMENTS Full 1st floor space with multiple private offices, exam rooms, 3 bathrooms, and reception area with waiting rooms

DIRECTIONS Route 2, Exit 5C. Right onto Maple St. Left onto Main St. Property is on the Left.



Property Highlights

- 9,536± SF Building
- 5,136± SF Available
 - 1st Fl Space
- 2 Story Building
- Signage: Pylon
- Parking: 48 Spaces
- On Bus Line
- 0.66 Acre
- Zoning: B-1
- Traffic: 12,500 ADT
- Route 2, Exit 5 C
- Many area amenities
 - Shopping
 - Banking
 - Dining

Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: 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.