

FOR LEASE | MULTIPLE OFFICE SUITES

12,072± SF Total Available with up to 5,935± SF contiguous on 3rd Floor

290 Roberts Street, East Hartford, CT 06108

LEASE RATE: \$16.95/SF GROSS PLUS JANITORIAL



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 12,072± SF total available
- 5,935± SF Contiguous
- Will subdivide
- Drive-thru available
- 3 Stories, 1st floor available
- Recent upgrades, LED lighting
- Basement storage available
- 111 parking spaces
- Traffic: 9,500 ADT
- Zoning: I-2/Office
- Quick access to I-84 Exit 58
- Many area amenities

For more information contact: Thomas Wilks | Ofc. 860.761.6018 | Cell: 860.478.7954 | twilks@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

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BUILDING INFORMATION

GROSS BLD. AREA 30,352± SF
 AVAILABLE AREA 1st Fl: Ste 100B | 4,033 SF
 1st Fl: Ste 103 | 637 SF
 3rd Fl: Ste 300A | 1,467 SF
 3rd Fl: Ste 301 | 5,935± SF
 MAX CONTIGUOUS AREA 5,935± SF
 WILL SUBDIVIDE TO 637± SF – single room
 NUMBER OF FLOORS 3
 FLOOR PLATE 10,115± SF
 BASEMENT Available for Storage
 COLUMN SPACING 20' x 20'
 CONSTRUCTION Steel Frame, Brick
 YEAR BUILT 1987

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas fired hot air
 SPRINKLERED Yes
 ELEVATOR(S) Yes

SITE

SITE AREA 2.21 acres
 ZONING I-2/Office
 PARKING 111 parking spaces
 SIGNAGE Directory
 VISIBILITY Excellent on Roberts St
 HWY.ACCESS 0.2 mile to I-84, Exit 58
 TRAFFIC COUNT 9,500 ADT

UTILITIES

SEWER City
 WATER City
 GAS Yes

EXPENSES

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

COMMENTS Ideal location, easily accessible from highway, bright space, lots of windows

DIRECTIONS I-84 Exit 58, Right on Ramp towards Burnside Ave/Silver Lane, Left on Roberts Street

Property Highlights

- 12,072± total available
- 5,935± SF Contiguous
- Multiple office suites
- Will subdivide
- Drive-thru available
- 3 Stories, 1st floor available
- Recent upgrades, LED lighting
- Basement storage
- 111 parking spaces
- Traffic: 9,500 ADT
- Zoning: I-2/Office
- Quick access to I-84 Exit 58
- Many area amenities
 - Shopping
 - Banking
 - Dining



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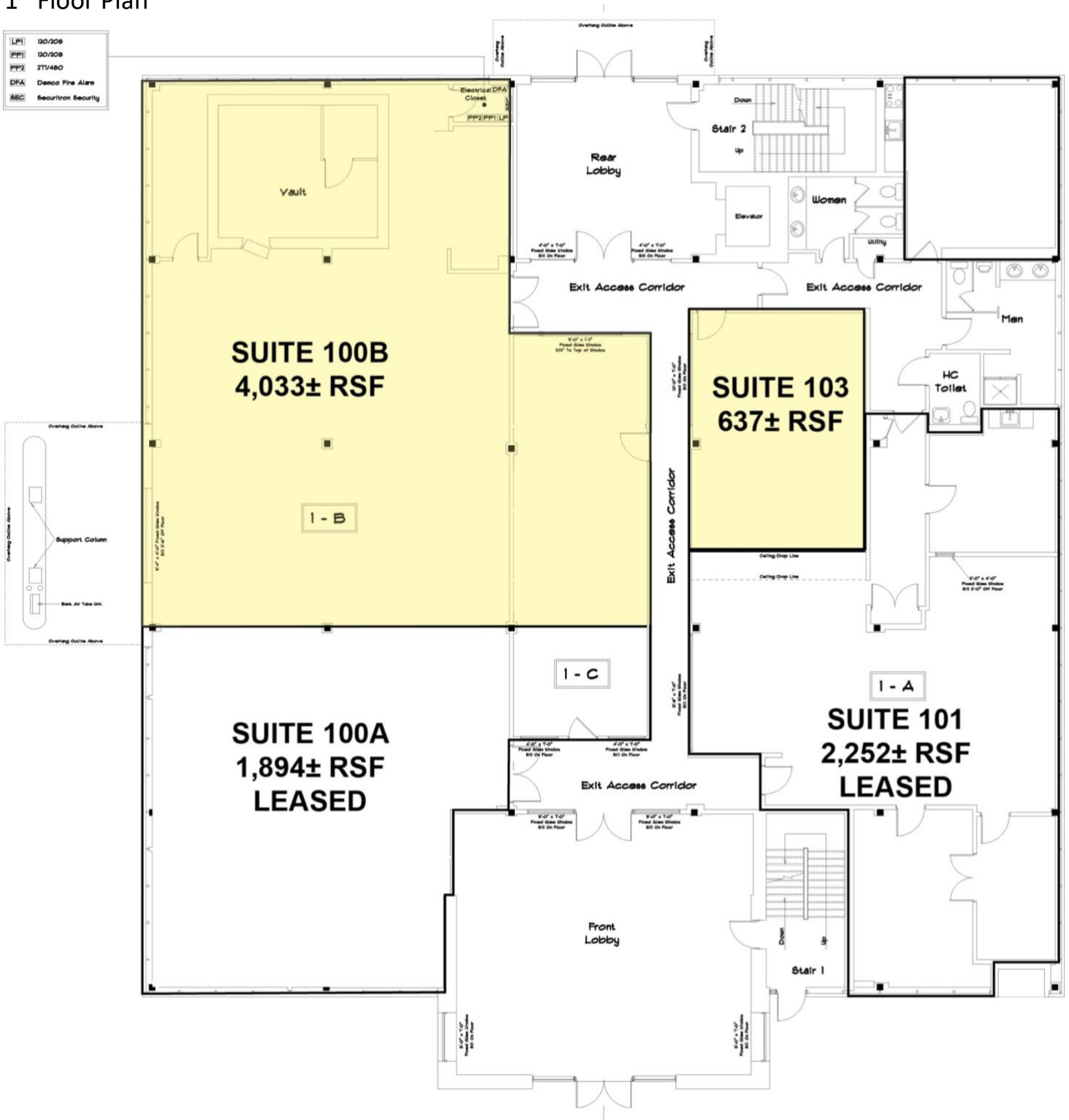
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1st Floor Plan

- LPI 100/208
- PP1 100/208
- PP2 211/480
- DFA Deteco Fire Alarm
- MIC Securiton Security



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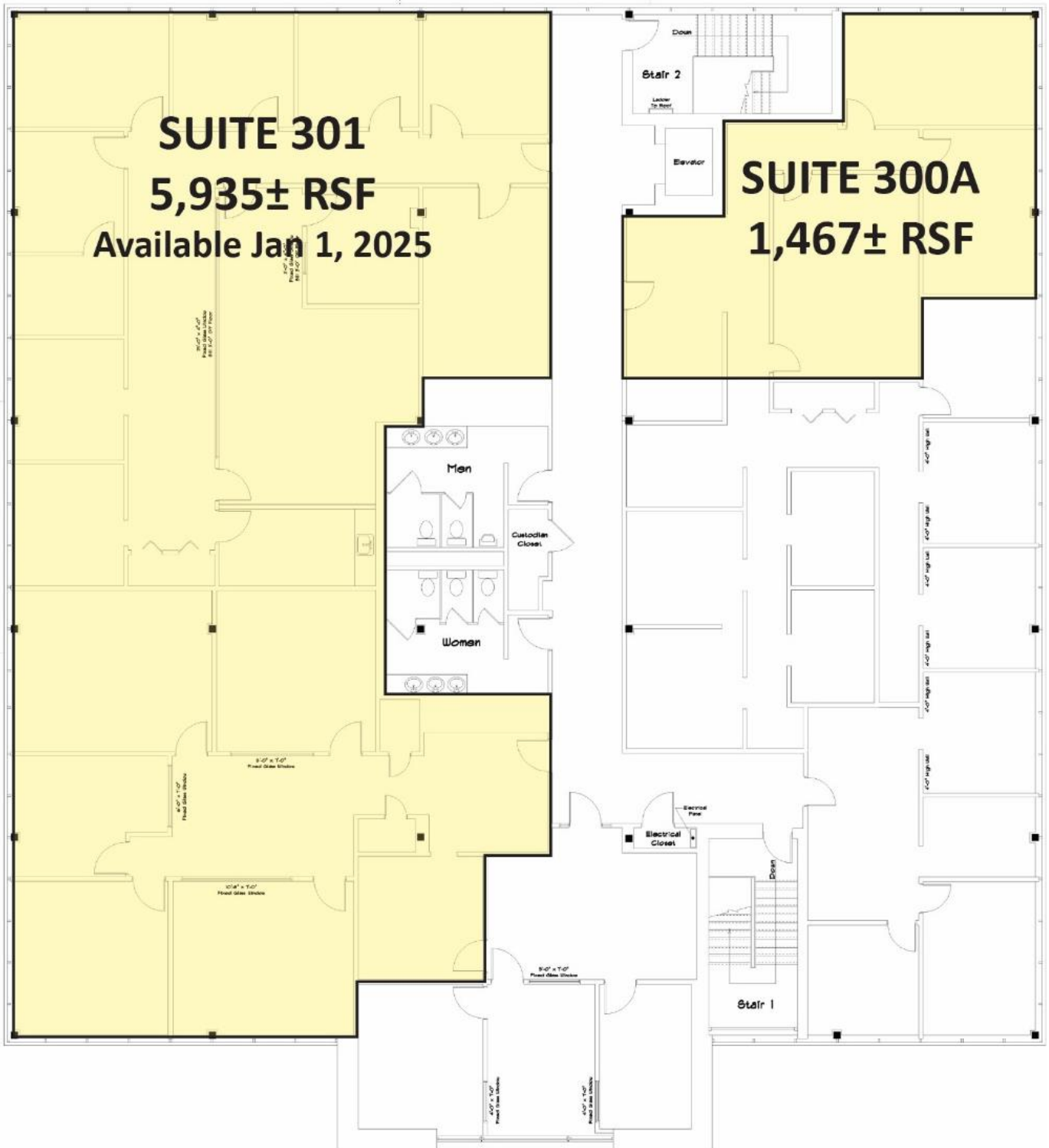
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3rd Floor Plan



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