

# FOR LEASE | 2,621± SF OFFICE SPACE RECENTLY RENOVATED

321 Research Parkway, Meriden, CT 06450  
LEASE RATE: \$19.50/SF Full Service Gross

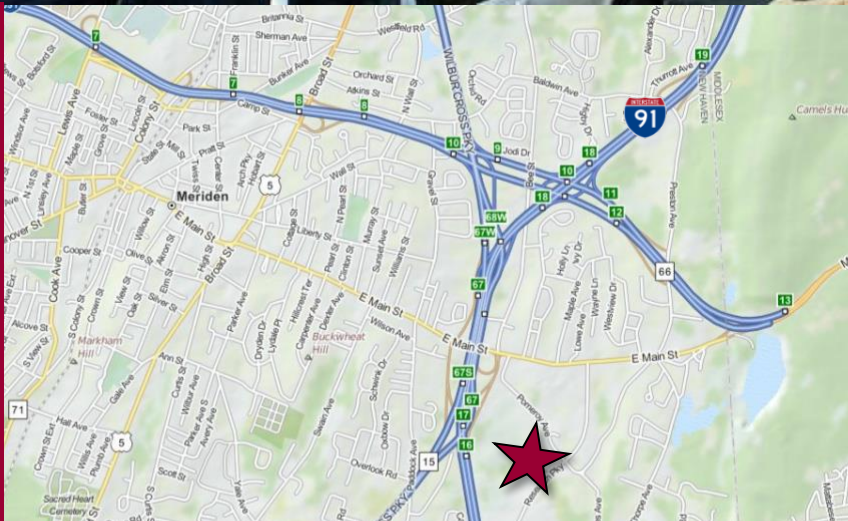


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Suite 210
  - 2,621± SF Available
- 3 Stories
- 4/1000 parking ratio
- Signage: Directory
- Recently Renovated
- Zoning: M-1
- 5.26 Acres
- Route 15, Exit 67
- Many area amenities

For more information contact: [Robert Gaucher](mailto:Robert.Gaucher@orlcommercial.com) | 860-761-6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto: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 51,354± SF  
AVAILABLE AREA Suite 210: 2,621± SF  
NUMBER OF FLOORS 3  
CONSTRUCTION Steel, Reinforced Concrete  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1984, renovated 2012

### SITE INFORMATION

SITE AREA 5.26 Acres  
ZONING M-1  
PARKING 199 spaces, 4/1000 ratio  
SIGNAGE Directory  
HWY.ACCESS I-91 / Route 15

### UTILITIES

WATER/SEWER City  
GAS Yes

### EXPENSES

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

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Hot Air  
SPRINKLERED Wet  
ELEVATOR(S) 1 Elevator  
LIGHTING Parabolic Lighting  
OTHER Fiber Optics

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- 3 Stories
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- Route 15, Exit 67
- Many area amenities
  - Shopping
  - Banking
  - Dining

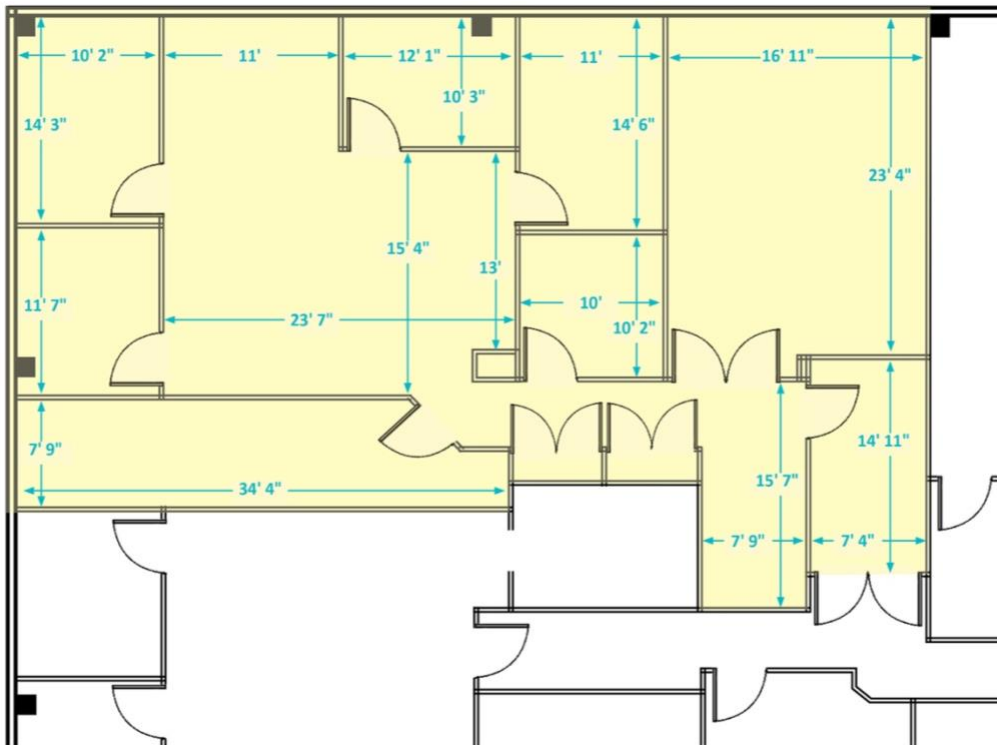
**COMMENTS** Ideal for a corporate office user or group looking to upgrade their office space or consolidate a number of smaller offices into one location. The property has been enhanced with extensive renovations to the common area hallways, restrooms, individual tenant leased areas, and exterior grounds, including landscaping and parking surfaces.

The property is located adjacent to the Four Points by Sheraton on Research Parkway and is nearby the I-91/ Route 15 interchange and has excellent access to I-691 and I-84. Other nearby amenities include retail, restaurants and banking on East Main Street.

**DIRECTIONS** Rt. 15, Exit 67, Left on E. Main St, Right on Pomeroy Ave, Right on Research Parkway



Suite 210: 2,621± SF



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