

FOR LEASE | CLASS "A" OFFICE OR MEDICAL

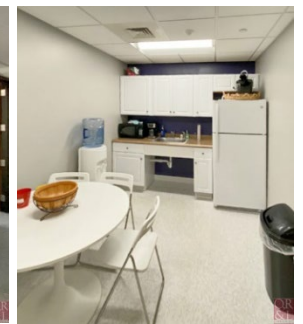
Immediate I-91 Highway Access | 360 Bloomfield Ave, Windsor, CT 06095

SUITES AVAILABLE FROM 1,750± SF UP TO 15,663± SF (10,375± SF contiguous)

LEASE RATE: \$20.00/SF FULL SERVICE GROSS



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Class "A" Office Suites
- Up to 15,663± SF on 4th floor
- 10,375± SF Contiguous
- Subdivisible to 1,750± SF
- 4/1000 parking ratio with parking garage
- Vending Service
- Recently Renovated
- Traffic Count:
 - 15,700 ADT on Bloomfield Ave.
 - 111,841 ADT on I-91
- Right off I-91, Exit 37
- Many Area Amenities

For more information contact: **Jay Morris** | 860-721-0033 | jmorris@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

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	64,137± SF
AVAILABLE AREA	Suite 401: 1,750± SF Suite 402: 9,348± SF + 1,027 SF Suite 405: 4,565± SF
WILL SUBDIVIDE TO	1,750± SF
MAX CONTIGUOUS AREA	10,375± SF (incl. Suites 402+400)
NUMBER OF FLOORS	3
CORE FACTOR	15%
COLUMN SPACING	25' x 30'
CONSTRUCTION	Steel & Concrete/Dryvit exterior
ROOF TYPE	Built-up
YEAR BUILT	1984 (Renovated 2006 & 2013)
AMENITIES	Parking garage, vending service, storage rooms

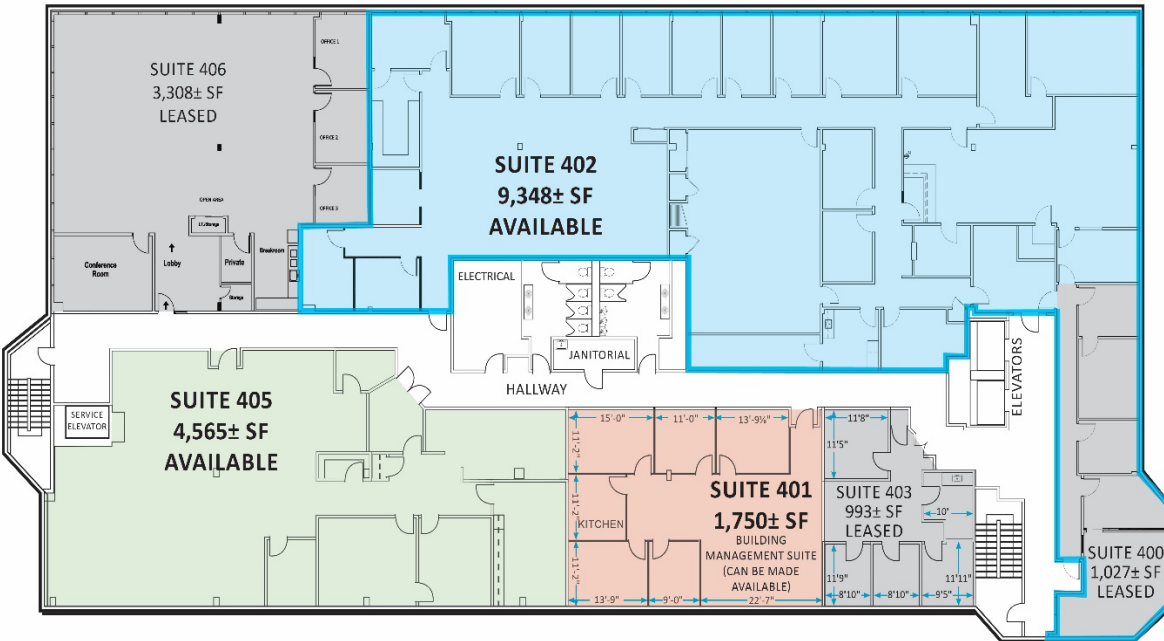
MECHANICAL EQUIPMENT

AIR CONDITIONING	Rooftop units
TYPE OF HEAT	Gas, forced air (rooftop units)
SPRINKLERED	Full wet system
ELECTRIC SERVICE	1200 amps, 3 phase
ELEVATOR(S)	3 (2 PASSENGER, 1 SERVICE)

COMMENTS Signature office building. Major tenants include Genesis Healthcare and Saint Francis GI Endoscopy. Over 800' of frontage on I-91. Full parking garage, common area and tenant space recently renovated. **Move-in ready.**

DIRECTIONS I-91 North to Exit 37; right at end of ramp; immediate left into driveway

Suite 401, 402, 405: Up to 15,663± SF on 4th Floor (10,375± SF contiguous incl. Suite 402 and Suite 400)



SITE

SITE AREA	3.85± acres
ZONING	Industrial
PARKING	4/1000 ratio (incl. 39 spaces in parking garage)
VISIBILITY	Highway visibility
HWY.ACCESS	I-91, Exit 37

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

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
BASE YEAR	EXPENSE STOP: Yes	

Property Highlights

- Class "A" Office Suites
- Up to 15,663± SF on 4th Floor
- 10,375± SF Contiguous
- Subdividable to 1,750± SF
- 3 Stories
- 4/1000 parking ratio with parking garage
- Vending Service
- Recently Renovated
- Traffic Count:
 - 15,700 ADT Bloomfield Ave.
 - 111,841 ADT I-91
- Right off I-91, Exit 37
- Many area amenities



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