

# FOR SUBLEASE | 2,500± SF MEDICAL OFFICE SPACE

## SUBLEASE EXPIRES SEPTEMBER 30<sup>TH</sup>, 2031

5 South Main Street, Marlborough, CT 06447

SUBLEASE RATE: \$20/SF PLUS UTILITIES

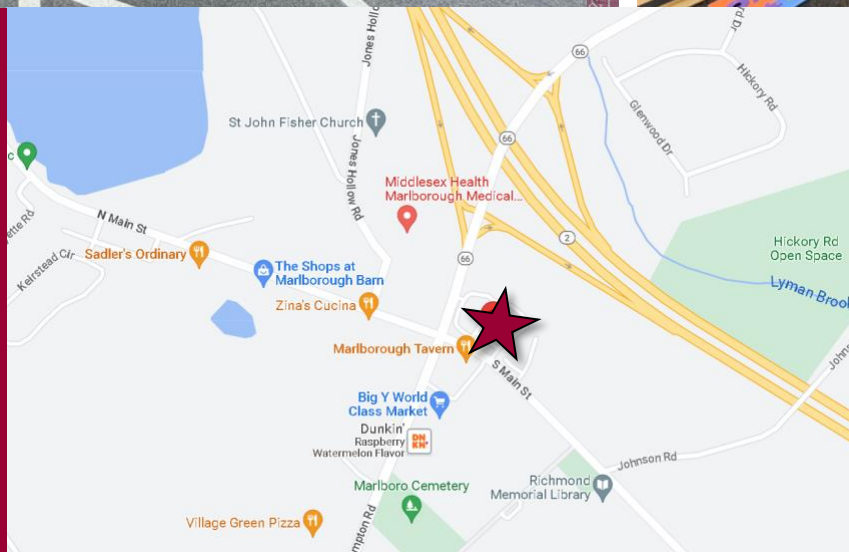


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 2,500± SF Medical Office
- Sublease Expires: 9/30/31
- 1 Story
- Waiting Room
- 5 Office / Exam Rooms
- 1 Bathroom
- Gym Room
- Zoning: VCD
- Traffic: 5,000 ADT
- Route 2, Exit 13
- Many area amenities

For more information contact: Kyleigh Caron | 860-761-6004 | [karon@orlcommercial.com](mailto:karon@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  
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 4,416± SF  
AVAILABLE AREA 2,500± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Wood Frame  
ROOF TYPE Gable, Asphalt Shingle  
YEAR BUILT 1972  
RENOVATED TBD

### SITE INFORMATION

SITE AREA 2.98 Acres  
ZONING Village Center District  
PARKING Ample  
SIGNAGE On-Building / Pylon  
VISIBILITY Excellent  
FRONTAGE 628'  
HWY.ACCESS Route 2, Exit 13  
TRAFFIC COUNT 5,000 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Electric, Forced Air  
SPRINKLERED None  
ELECTRIC SERVICE TBD

### UTILITIES

SEWER Public  
WATER Public  
GAS No

### OTHER TENANTS

IvyRehab  
Smart Computer Repair

### EXPENSES

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

### AREA RETAIL

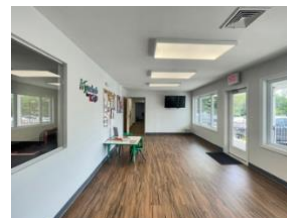
Dunkin', Big Y, Village  
Green Pizza, Country  
Roads Wine & Spirits,  
Subway, 3 Fella's Pizza

**COMMENTS** Former pediatric rehab.

**DIRECTIONS** Route 2, Exit 13. Right onto E Hampton Rd. Left onto S Main St. Property on Left.

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- Traffic: 5,000 ADT
- Route 2, Exit 13
- Many area amenities
  - Shopping
  - Banking
  - Dining



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