

FOR LEASE | 1,190± SF MEDICAL OFFICE SPACE ROCKY HILL MEDICAL ARTS BUILDING TURNKEY SPACE

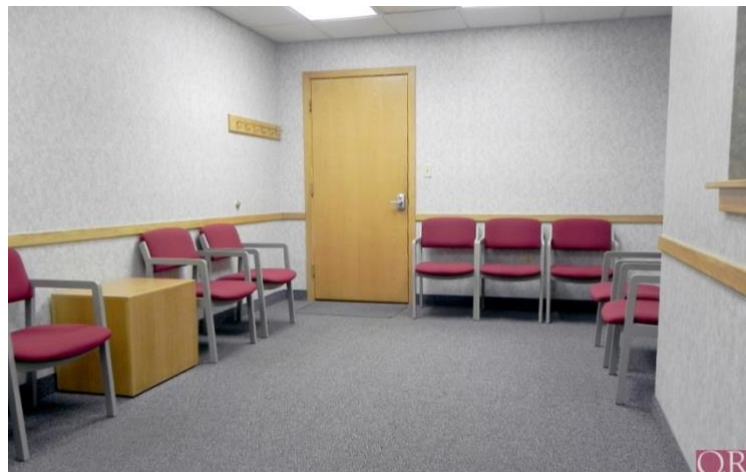
506 Cromwell Avenue, Rocky Hill, CT 06067

LEASE RATE: \$13.50/SF NNN



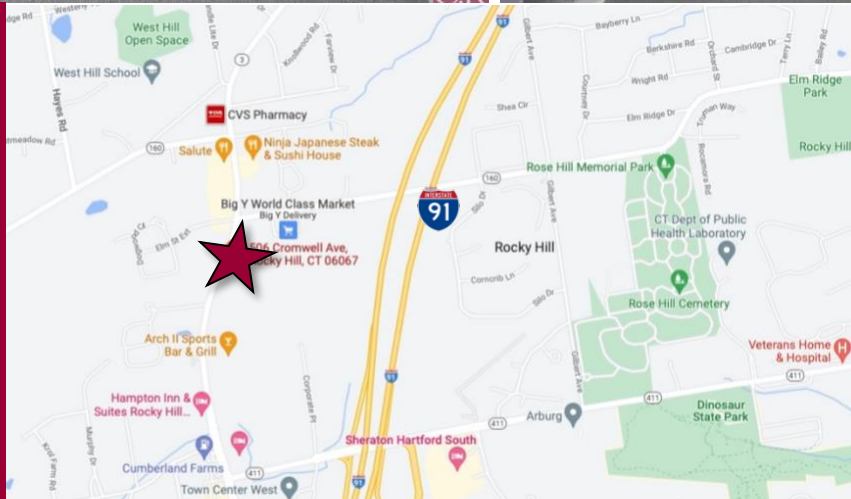
Ranked in Top 50
Commercial Firms in U.S.

Virtual Tour



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Property Highlights

- 1,190± SF Available
- 2 Stories
- 3 Patient Rooms
- Waiting Room
- Admin Office
- Reception Area
- Signage: Directory
- 4/1000 Parking Ratio
- Zoning: C
- I-91, Exit 23
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com or 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
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.

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BUILDING INFORMATION

GROSS BLD. AREA 12,262± SF
AVAILABLE AREA Suite 101: 1,190± SF
MAX CONTIGUOUS AREA 1,190± SF
WILL SUBDIVIDE TO 1,190± SF
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingle
YEAR BUILT 1989

SITE INFORMATION

SITE AREA 0.91± Acre
ZONING C
PARKING 4/1000 parking ratio
SIGNAGE Directory
HWY.ACCESS I-91, Exit 23

UTILITIES

SEWER Public
WATER Public
GAS Public

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
EXPENSES \$11.03/SF

MECHANICAL EQUIPMENT

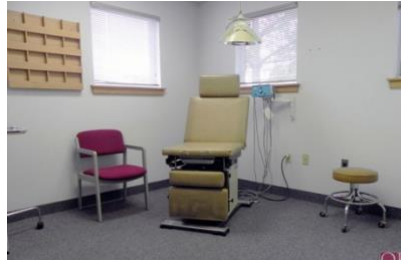
AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED None
ELEVATOR(S) None

COMMENTS 1,190± SF Turnkey medical space with multiple patient rooms, waiting room, nurse's station, admin office and reception. Additional free parking next door if needed.

DIRECTIONS I-91 S to Exit 23. Right onto West Street. Right onto Cromwell Avenue.

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- Zoning: C
- I-91, Exit 23
- Many area amenities
 - Shopping
 - Banking
 - Dining



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FIND US ON



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