

# FOR SALE AND LEASE | OFFICE/MEDICAL CONDOS

BIRCHWOOD – 546 South Broad Street, Meriden, CT 06450

Up to 3,457± SF Contiguous Space Available

LEASE RATE: \$15/SF MG | Sale Price: \$115/SF



Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Multiple Suites
- Up to 3,457± SF contiguous
  - Suite 1A – 2,050± SF
  - Suite 1B – 1,407± SF
  - Suite 2B – 1,400± SF
  - Suite 4B – 1,350± SF
- 161 parking spaces
- Basement storage
- Zoning: M-3
- High Traffic: 17,200 ADT
- Many Area Amenities

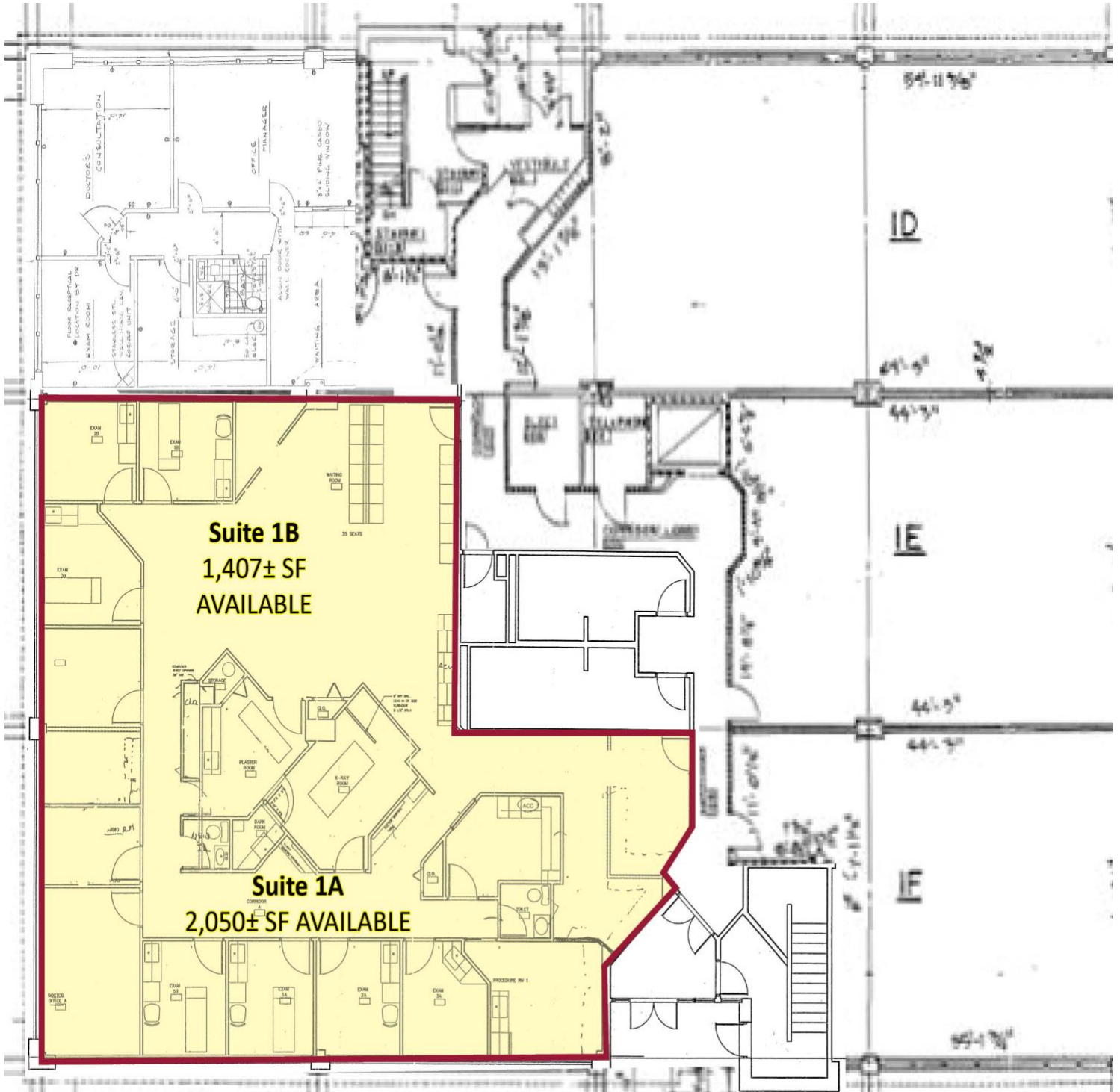
For more information contact: Kyleigh Caron | 860.761.6004 | [kcaron@orlcommercial.com](mailto:kcaron@orlcommercial.com)

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.

**1<sup>st</sup> Floor | 3,457± SF Total**





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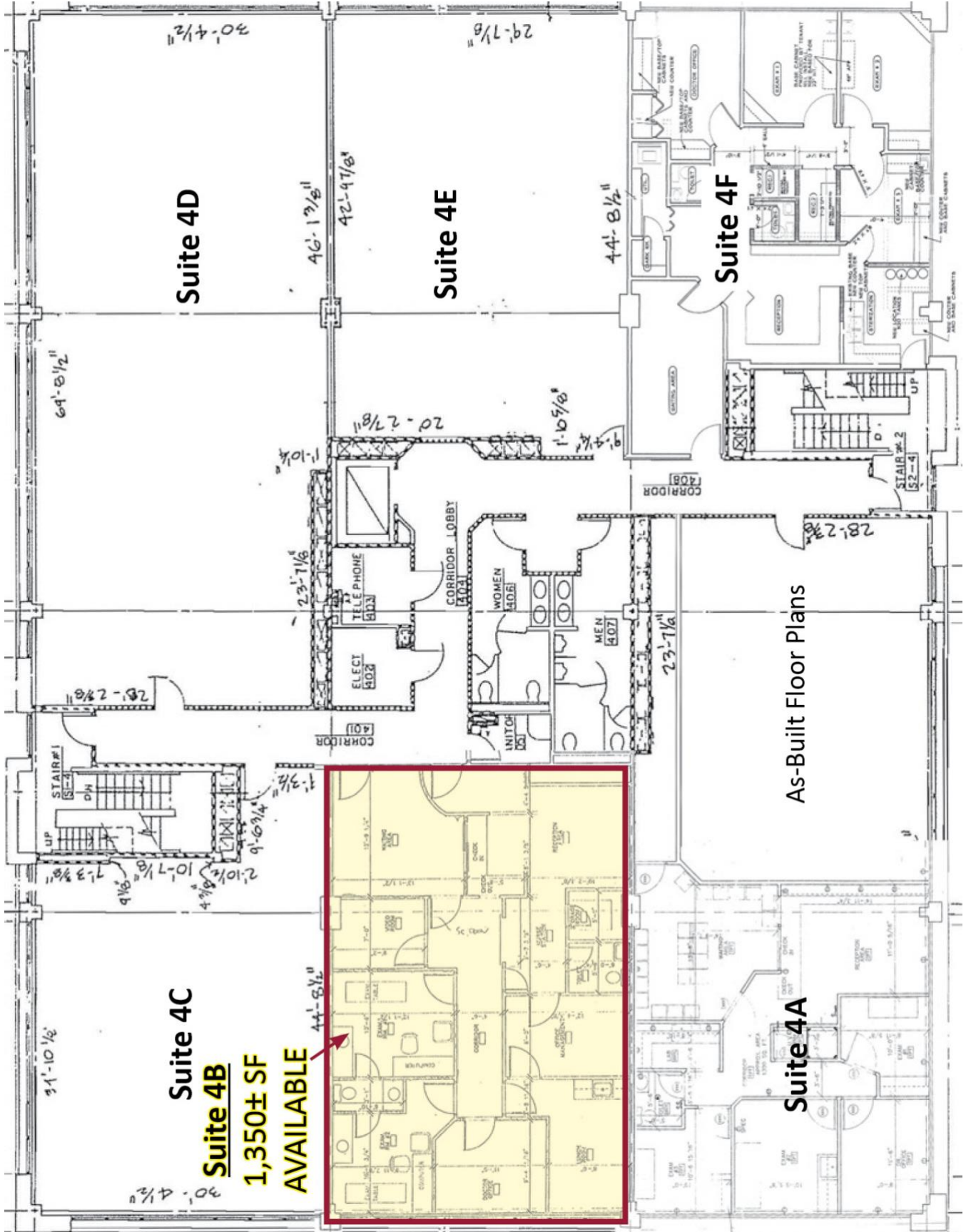
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4<sup>th</sup> Floor | Suite 4B - 1,350± SF



**Suite 4C**  
**Suite 4B**  
**1,350± SF**  
**AVAILABLE**

As-Built Floor Plans

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## BUILDING INFORMATION

GROSS BLD. AREA	43,200± SF
AVAILABLE AREA	See Multiple Suites on Side Panel
MAX CONTIGUOUS AREA	3,457± SF
WILL SUBDIVIDE TO	1,220± SF
NUMBER OF FLOORS	4
FLOOR PLATE	10,800± SF
BASEMENT	Available for Storage
CORE FACTOR	14% Add-on
CONSTRUCTION	Masonry and Steel
ROOF TYPE	Flat
YEAR BUILT	1988

## SITE

SITE AREA	1.94 acres
ZONING	M-3
PARKING	161 spaces
SIGNAGE	Monument
VISIBILITY	On South Broad Street
HWY.ACCESS	I-691, Rt. 5/15
TRAFFIC COUNT	17,200 ADT

## UTILITIES

SEWER/WATER	City
GAS	Yes

## MECHANICAL EQUIPMENT

AIR CONDITIONING	HVAC RTU FHA
TYPE OF HEAT	Gas
SPRINKLERED	Yes
ELECTRIC SERVICE	100 amp/condo
ELEVATOR(S)	1 elevator(not to basement)

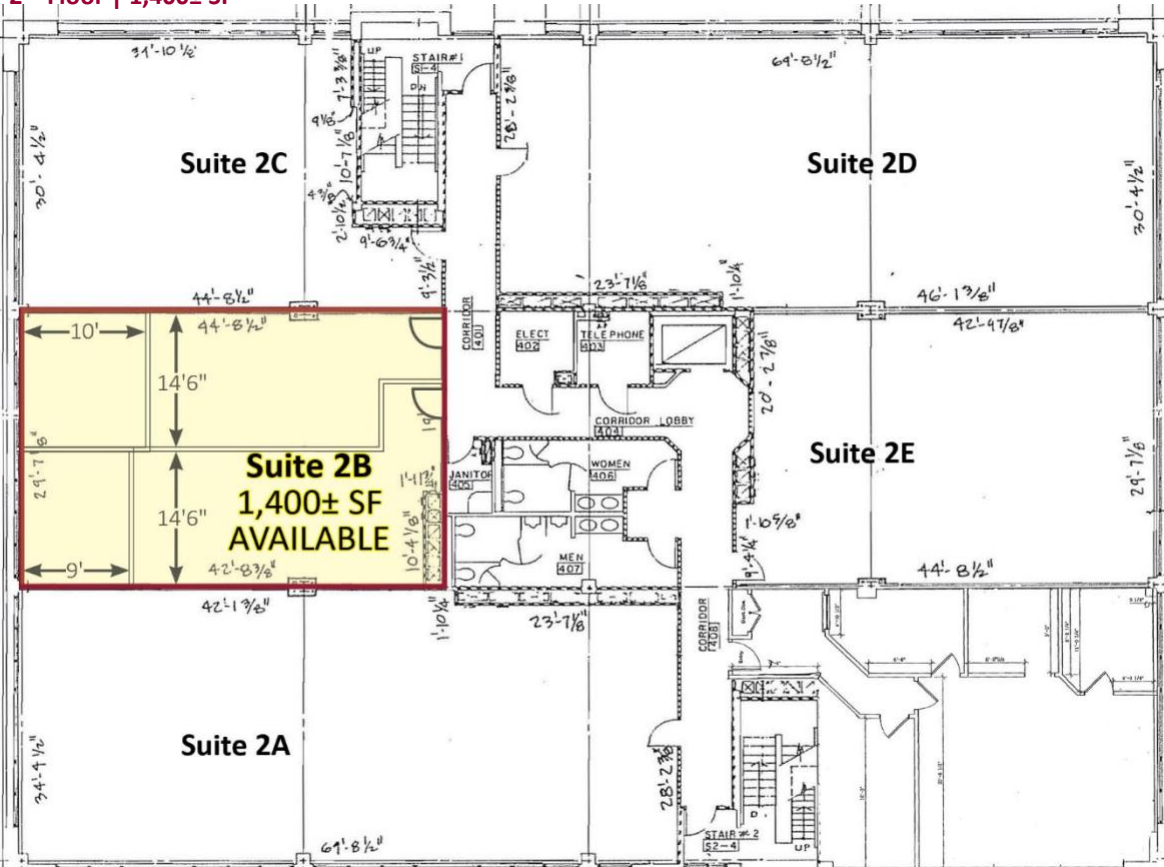
## EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input 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 checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
CONDO FEES	\$3.40/SF	

**COMMENTS** High visibility near Wallingford town line. Easy access to I-691 & Rt 15. Basement storage possible.

**DIRECTIONS** I-91 to CT Rt. 15 S (Berlin Turnpike) via exit 17; take the US Rt. 5 exit 66; turn right onto North Colony Road (US Rt. 5). Continue on Rt. 5 to 546 South Broad Street; property is on left.

## 2<sup>nd</sup> Floor | 1,400± SF



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