

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
- 161 parking spaces
- 1 Elevator
- 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

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.



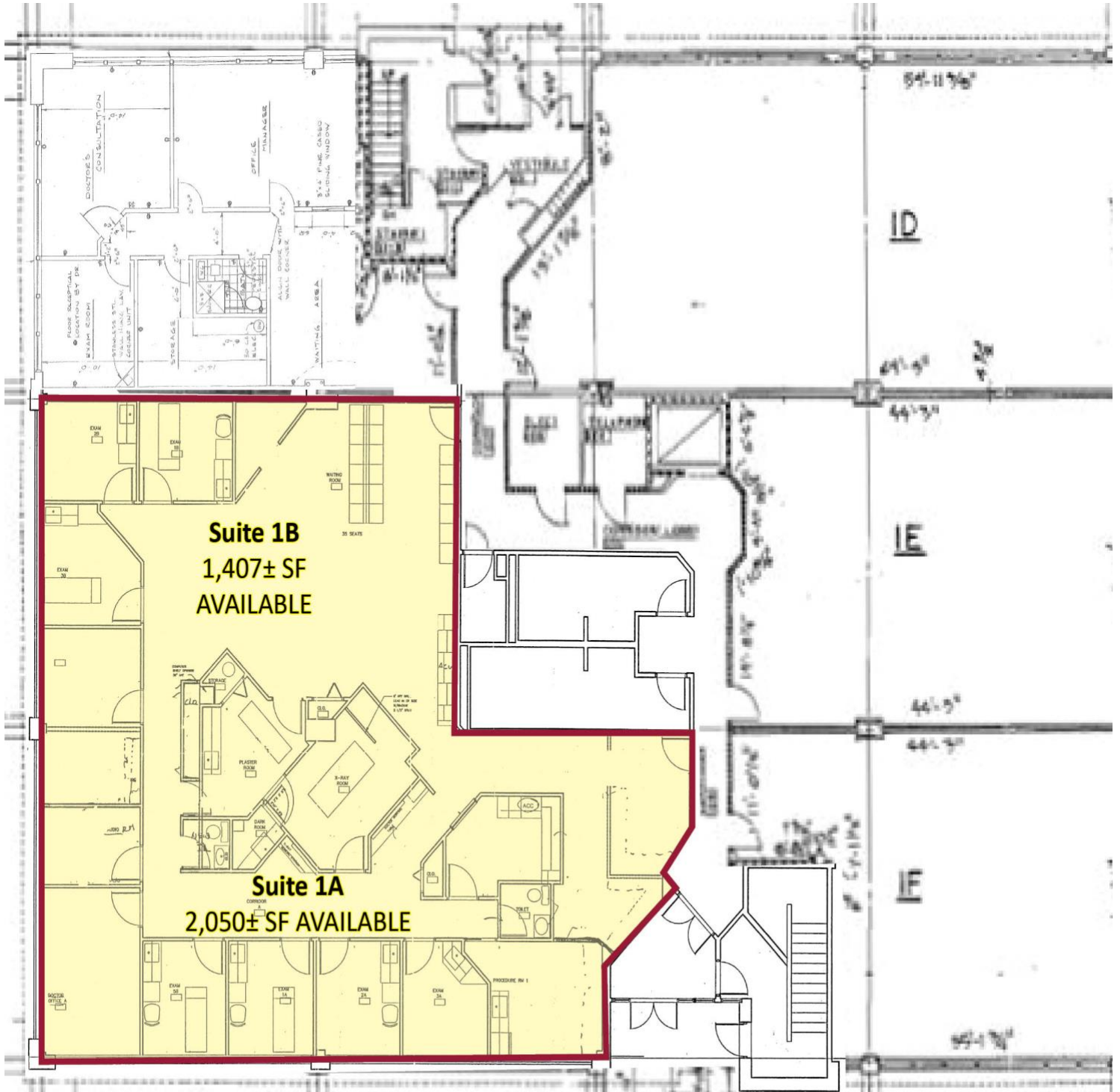
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1st Floor | 3,457± SF Total



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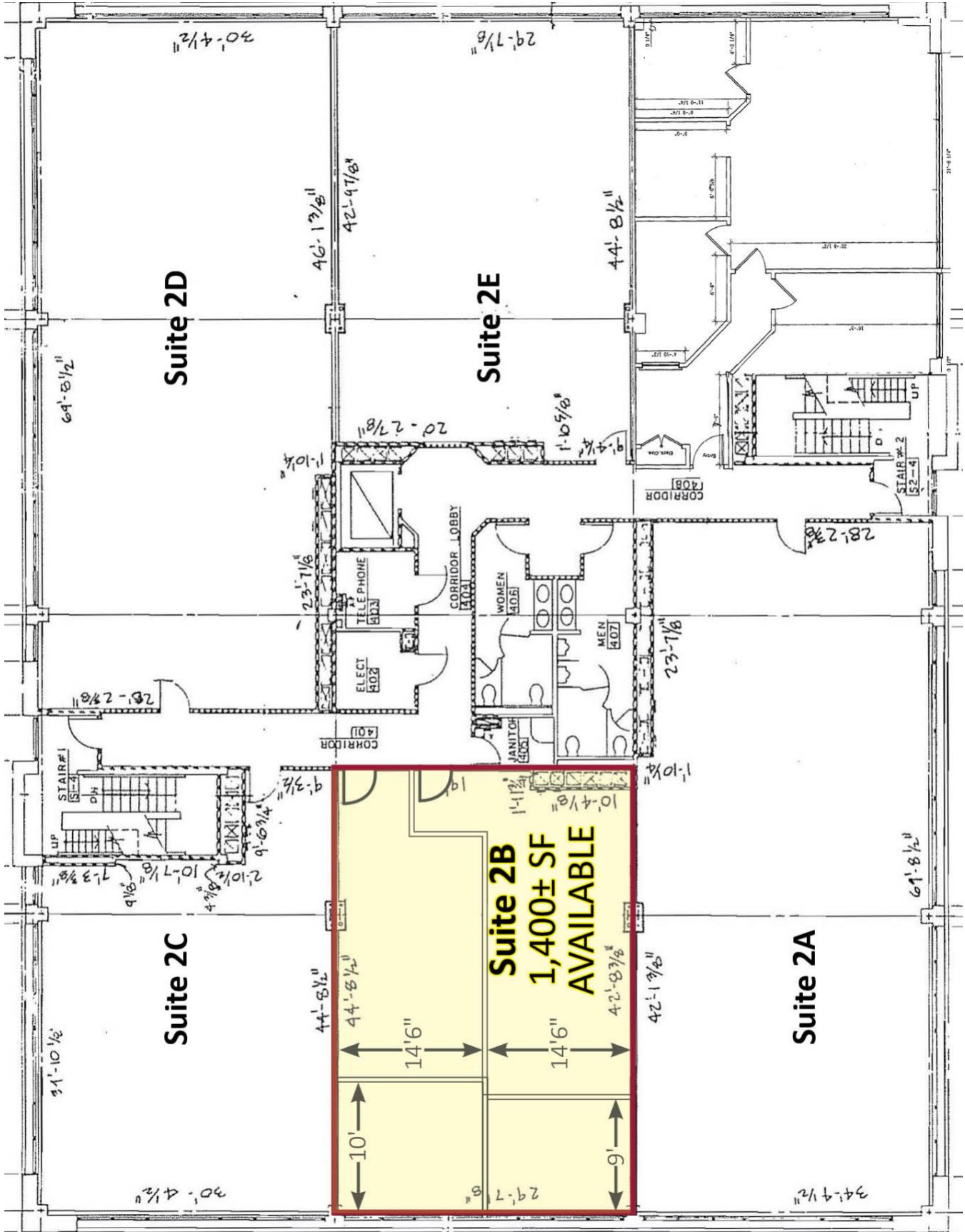
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2nd Floor | Suite 2B - 1,400± SF



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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	1,400± 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

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)

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

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.

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