

FOR LEASE | 1,570± SF MEDICAL/OFFICE SPACE

JOIN HIGH QUALITY MEDICAL TENANTS IN PREMIER MEDICAL OFFICE

Bloomfield Medical Center, 6 Northwestern Drive, Bloomfield, CT

LEASE RATE: \$15.00/SF NNN



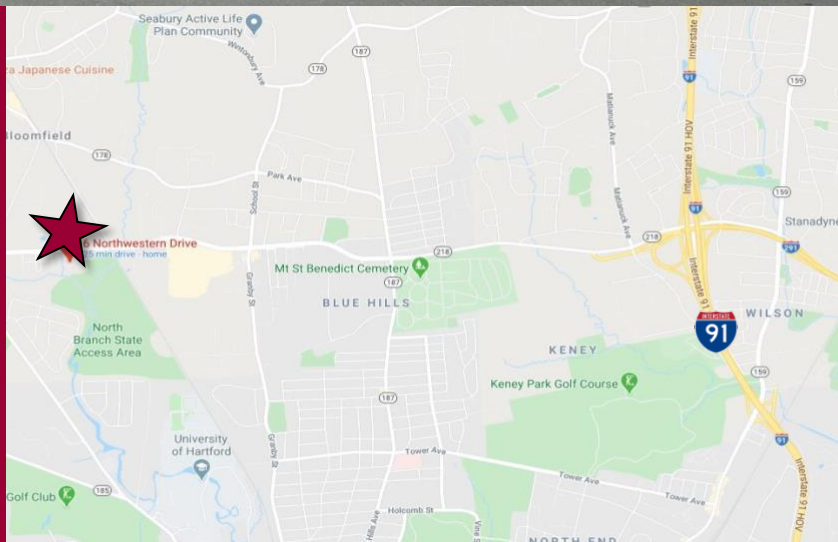
Ranked in Top 50
Commercial Firms in U.S.

Virtual Tour



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email notifications.



Property Highlights

- 1,570± SF on 1st Floor
- Fully Remodeled Medical Suite
- 3 floor medical office
- Excellent visibility
- 3 passenger elevators
- Directory and Pylon Signage
- Easy access to I-291, I-91
- Many area amenities
 - Shopping, Banking, Dining

For more information contact: Jay L. 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 31,711± SF
AVAILABLE AREA 1,570± SF on 1st Floor
NUMBER OF FLOORS 3 floors
CONSTRUCTION Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1989

SITE INFORMATION

SITE AREA 4.19 acres
ZONING PO
PARKING 130 spaces | 3.76/1000
SIGNAGE Directory, Pylon
VISIBILITY Excellent on Northwestern
and on Cottage Grove Rd
HWY.ACCESS I-91, I-291, Rt. 218
TRAFFIC COUNT 28,878 ADT on Cottage Grove

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
ELEVATOR(S) 3 Passenger

UTILITIES

SEWER/WATER Public
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
OPERATING EXPENSES \$13.00/SF estimated for 2023

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OTHER TENANTS

Jefferson Radiology, ProHealth, Colon & Rectal Surgeons, Connecticut GI, Hartford Neurology

AREA RETAIL

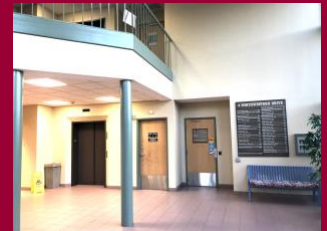
CVS, IHOP, McDonald's, Wendy's, Home Depot, Burger King, Stop & Shop, Lowe's

COMMENTS

Premier Medical Office Building in highly visible location, **Fully remodeled Medical Suite: new paint, carpet, cabinets, everything is brand new.**

DIRECTIONS

I-91 N, Exit 35B, Left on Rt. 218, 3 miles then take left on Northwestern Drive.



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FIND US ON



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