

# FOR LEASE | UP TO 22,400± SF OFFICE SPACE

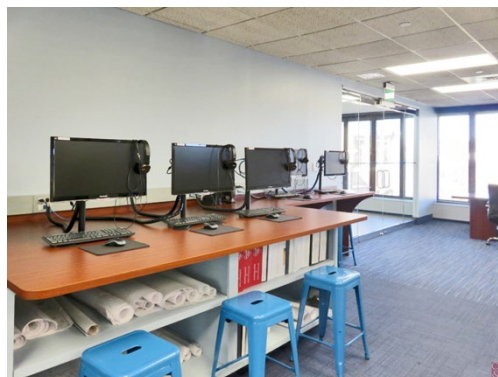
## TWO FULL FLOORS AVAILABLE

10 Main Street, Bristol, CT 06010

LEASE RATE: \$20/SF Gross plus taxes

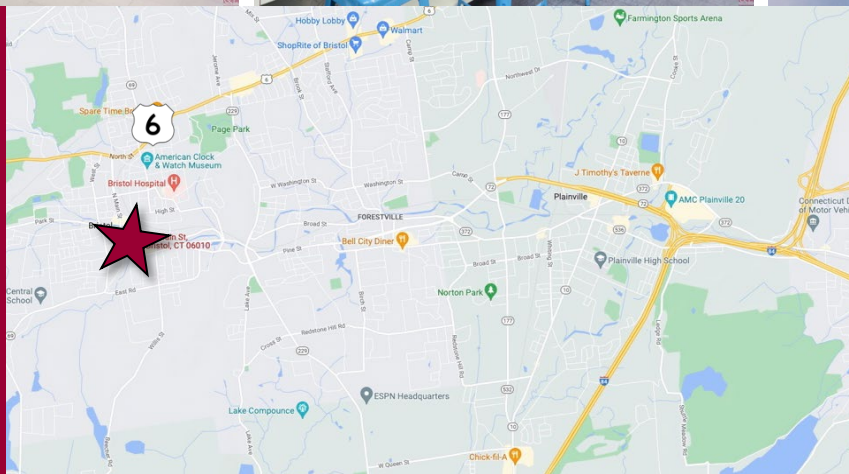


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### Property Highlights

- 56,070± SF Building
- Up to 22,400± SF available
  - Two full floors
- 5 Stories
- 2 Elevators
- Parking Ratio: 5/1000
- 3.35 Acres
- Zoning: BD-1
- I-84, Exit 33
- Many area amenities

For more information contact:

Mark Berkowitz | 860.761.6009 | [mberkowitz@orlcommercial.com](mailto:mberkowitz@orlcommercial.com)

Robert Gaucher | 860.761.6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@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

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### BUILDING INFORMATION

GROSS BLD. AREA 56,070± SF  
AVAILABLE AREA 22,400± SF  
MAX CONTIGUOUS AREA 11,200± SF  
WILL SUBDIVIDE TO 3,500± SF  
NUMBER OF FLOORS 5  
FLOOR PLATE 11,200± SF  
CORE FACTOR TBD  
CONSTRUCTION Brick / Masonry  
ROOF TYPE Flat, Tar & Gravel/Rubber  
YEAR BUILT 1918

### SITE INFORMATION

SITE AREA 3.35 Acres  
ZONING BD-1  
PARKING 5/1000  
SIGNAGE Directory / Monument  
VISIBILITY Excellent  
HWY.ACCESS I-84, Exit 33  
TRAFFIC COUNT Main St: 3,400 ADT  
South St: 15,200 ADT

### UTILITIES

SEWER Public  
WATER Public  
GAS Yes

### EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord  
PRO-RATA TAXES \$ 1.89/SF

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Hot Water  
SPRINKLERED 100%  
ELECTRIC SERVICE TBD  
ELEVATOR(S) 2

**COMMENTS** The building offers an onsite deli with inside and outside seating, a sizable gym with exercise equipment and a very high parking ratio. Each suite can be built out to the tenant's specifications.

**DIRECTIONS** I-84, Exit 33. Continue onto CT-72 W. Straight onto Pine St. Straight onto Mountain Rd. Straight onto South St. Right onto Main St. Property is on the Right.



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  - Shopping
  - Banking
  - Dining



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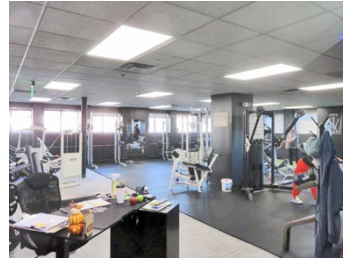
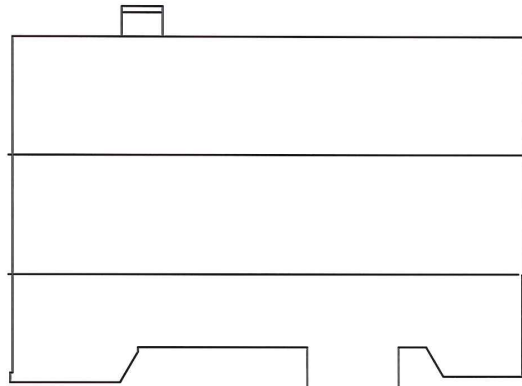
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second floor

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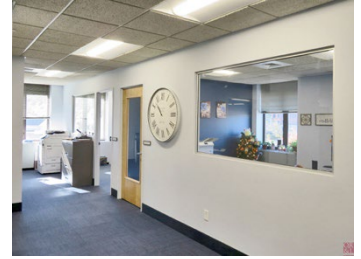
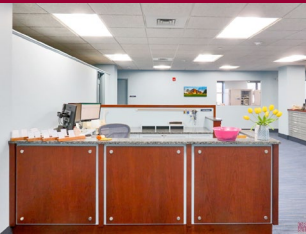
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