

FOR SUBLEASE | 2,500± SF MEDICAL OFFICE SPACE

SUBLEASE EXPIRES SEPTEMBER 30TH, 2031

5 South Main Street, Marlborough, CT 06447

SUBLEASE RATE: \$20/SF PLUS UTILITIES

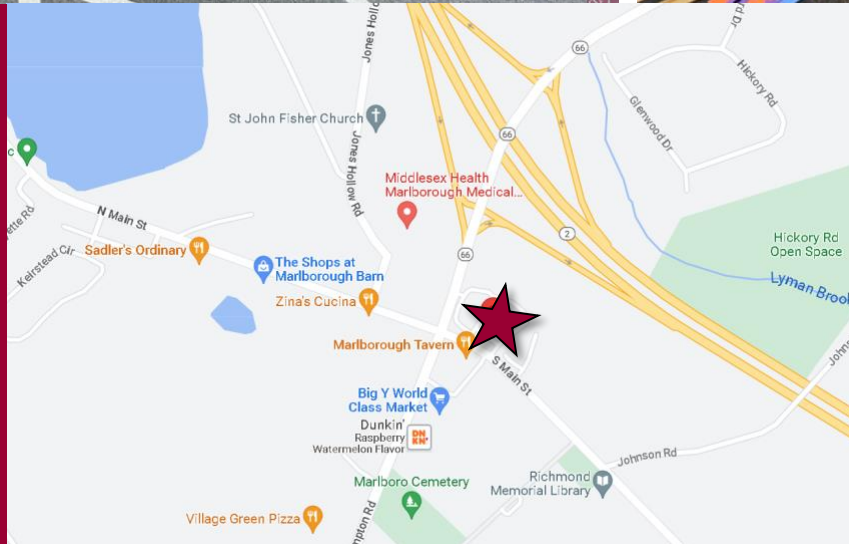


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2,500± SF Medical Office
- Sublease Expires: 9/30/31
- 1 Story
- Waiting Room
- 5 Office / Exam Rooms
- 1 Bathroom
- Gym Room
- Zoning: VCD
- Traffic: 5,000 ADT
- Route 2, Exit 13
- 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
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 4,416± SF
AVAILABLE AREA 2,500± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 1972
RENOVATED TBD

SITE INFORMATION

SITE AREA 2.98 Acres
ZONING Village Center District
PARKING Ample
SIGNAGE On-Building / Pylon
VISIBILITY Excellent
FRONTAGE 628'
HWY.ACCESS Route 2, Exit 13
TRAFFIC COUNT 5,000 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Electric, Forced Air
SPRINKLERED None
ELECTRIC SERVICE TBD

UTILITIES

SEWER Public
WATER Public
GAS No

OTHER TENANTS

IvyRehab
Smart Computer Repair

EXPENSES

RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☐ Tenant ☒ Landlord

AREA RETAIL

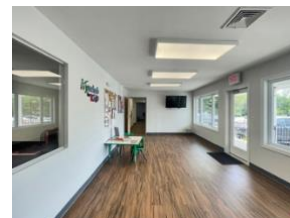
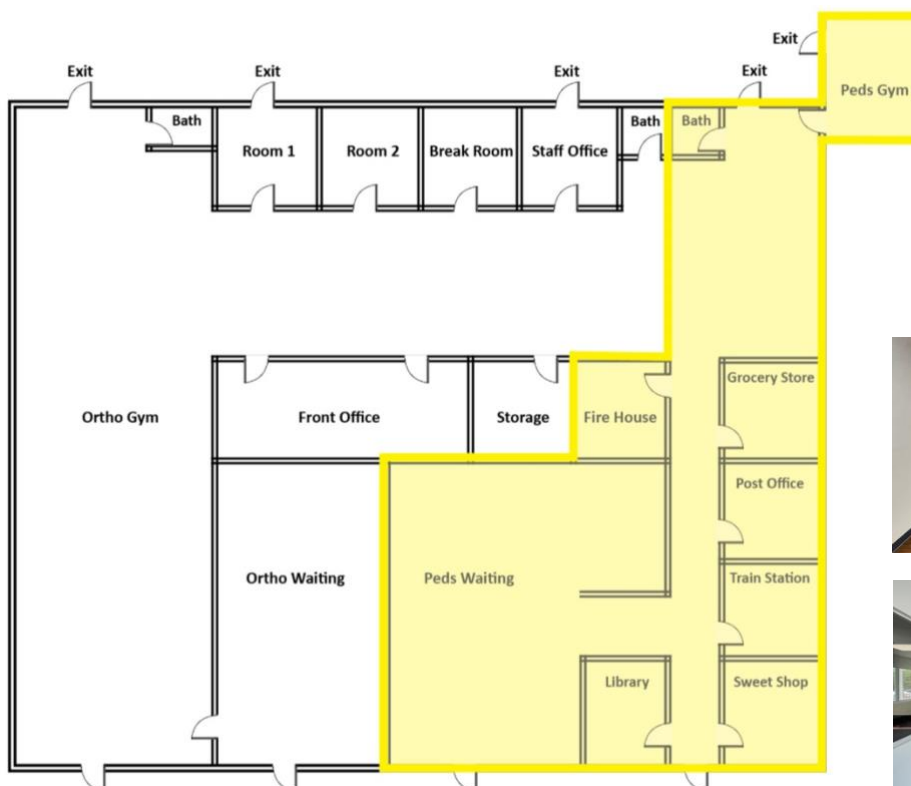
Dunkin', Big Y, Village
Green Pizza, Country
Roads Wine & Spirits,
Subway, 3 Fella's Pizza

COMMENTS Former pediatric rehab.

DIRECTIONS Route 2, Exit 13. Right onto E Hampton Rd. Left onto S Main St. Property on Left.

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- Traffic: 5,000 ADT
- Route 2, Exit 13
- Many area amenities
 - Shopping
 - Banking
 - Dining



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