



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

200 Mountain Road, Suffield, CT 06078

6,457± SF Medical/Professional Office Building on 1.62± Acres

LEASE RATE: \$27.00/SF plus utilities & janitorial

HIGHLIGHTS

- New Construction Medical/Office Building
- **2 Units – 3,225± SF Each**
 - 1st Floor – 2,300± SF
 - 2nd Floor – 925± SF
- Modern Built-out Office Suite
- High Visibility on Mountain Rd
- One Side with Open Floor Plan (unfinished)
- Easy access to I-91, Exit 47W
- Also For Sale

CONTACTS

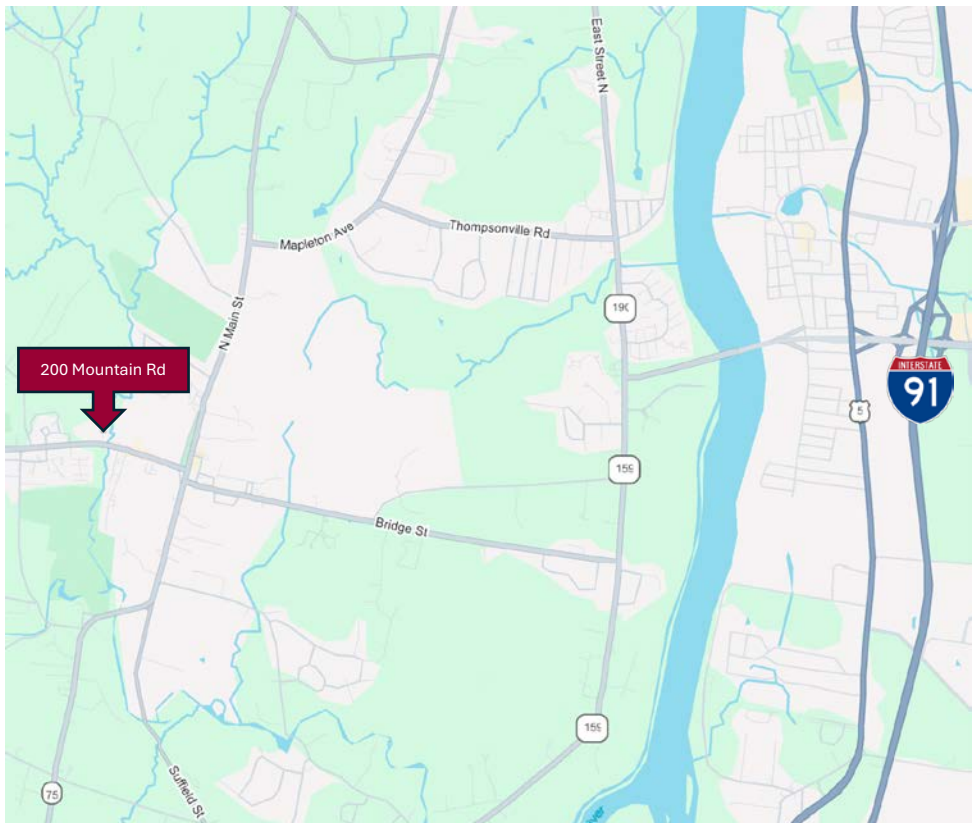
Thomas Wilks

(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

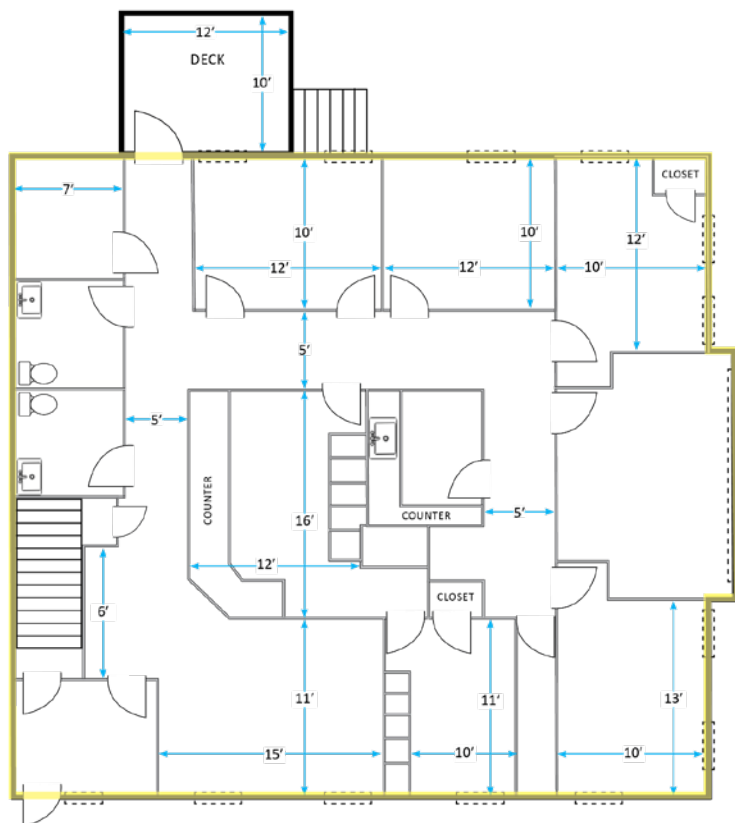
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 1 OF 4**



200 Mountain Road, Suffield, CT 06078

6,457± SF Medical/Professional Office Building

2,300± SF – Unit 1: Built-out Medical (right side of building)



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (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. | PAGE 2 OF 4

LEASE RATE \$27.00/SF plus utilities & janitorial

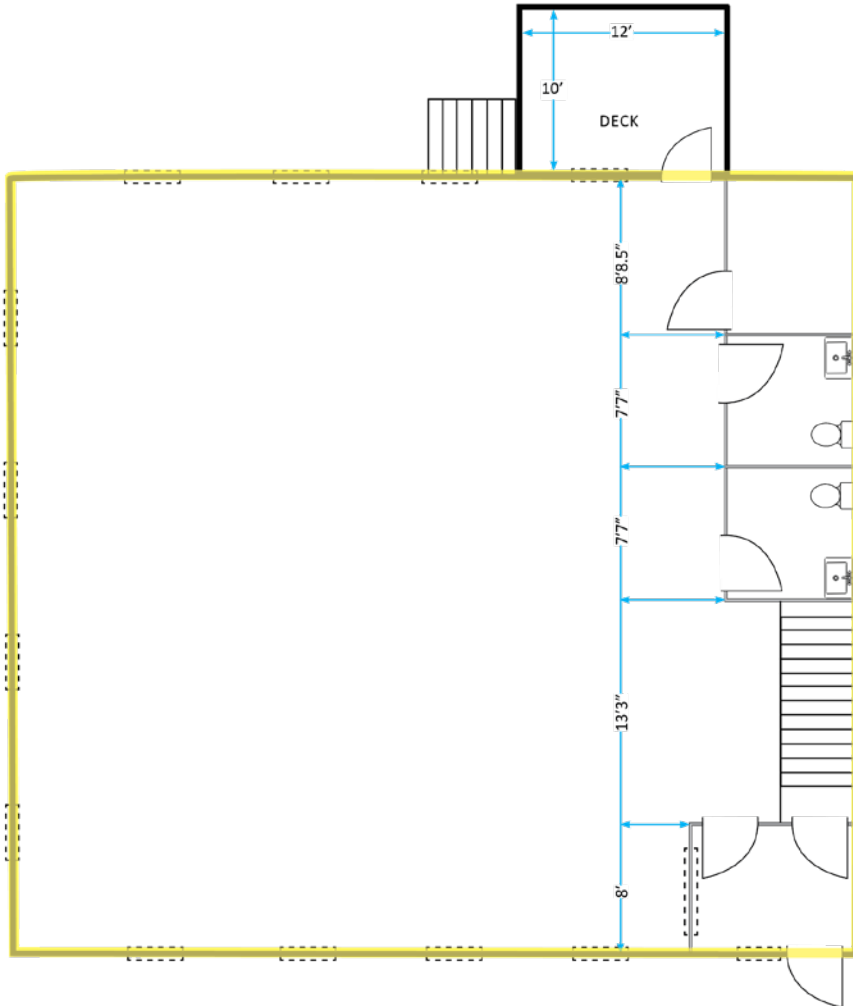
200 Mountain Road, Suffield, CT 06078

6,457± SF Medical/Professional Office Building

FOR LEASE



2,300± SF – Unit 2: Blank Space (left side of building)



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (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. | **PAGE 3 OF 4**



FOR LEASE

LEASE RATE \$27.00/SF plus utilities & janitorial

200 Mountain Road, Suffield, CT 06078

6,457± SF Medical/Professional Office Building

BUILDING INFORMATION

GROSS BLD. AREA: 6,457± SF

AVAILABLE AREA: 6,457± SF

OF FLOORS: 1.5 Stories

SPACE BREAKDOWN:

Unit 1 (finished, medical build-out):

1st Floor – 2,300± SF

2nd Floor – 925± SF

Unit 2 (unfinished):

1st Floor – 2,300± SF

2nd Floor – 925± SF

CONSTRUCTION: Wood Frame

ROOF TYPE: Gable, Asphalt Shingle

YEAR BUILT: 2020

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Forced Hot Air

SPRINKLERED: TBD

ELECTRIC/POWER: 200 Amps

SITE INFORMATION

SITE AREA: 1.62± Acres

ZONING: TCV

PARKING: 23 Parking Spaces

SIGNAGE: Directory

VISIBILITY: Excellent on Mountain Rd

FRONTAGE: ±143'

HWY ACCESS: I-91, Rt 20

TRAFFIC COUNT: 10,100± ADT

UTILITIES

SEWER/WATER: Public

GAS: Yes

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

CONTACT

Thomas Wilks

(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com

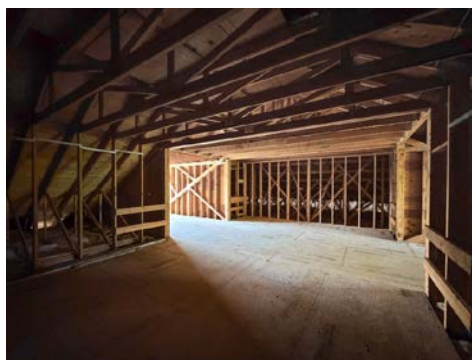
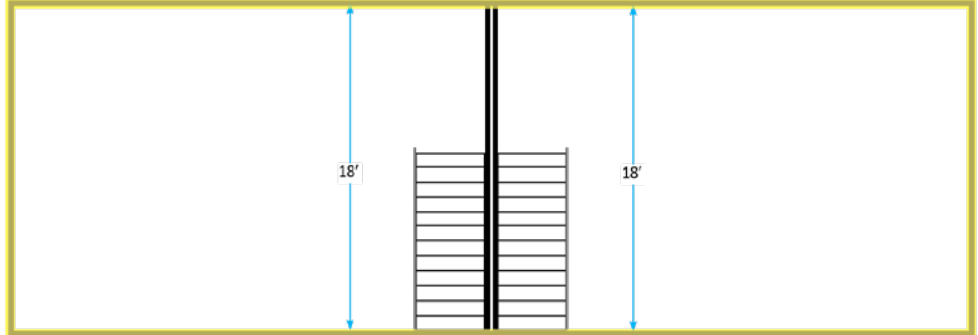
Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com

Upstairs Units

925± SF EACH

Left Side Unfinished - Right Side Finished



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (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. | **PAGE 4 OF 4**