



FOR LEASE

1290 Silas Deane Highway, Wethersfield, CT 06109

UP TO 5,008± SF OFFICE SUITE – Class “A” Office

LEASE RATE: \$19/SF FULL SERVICE GROSS

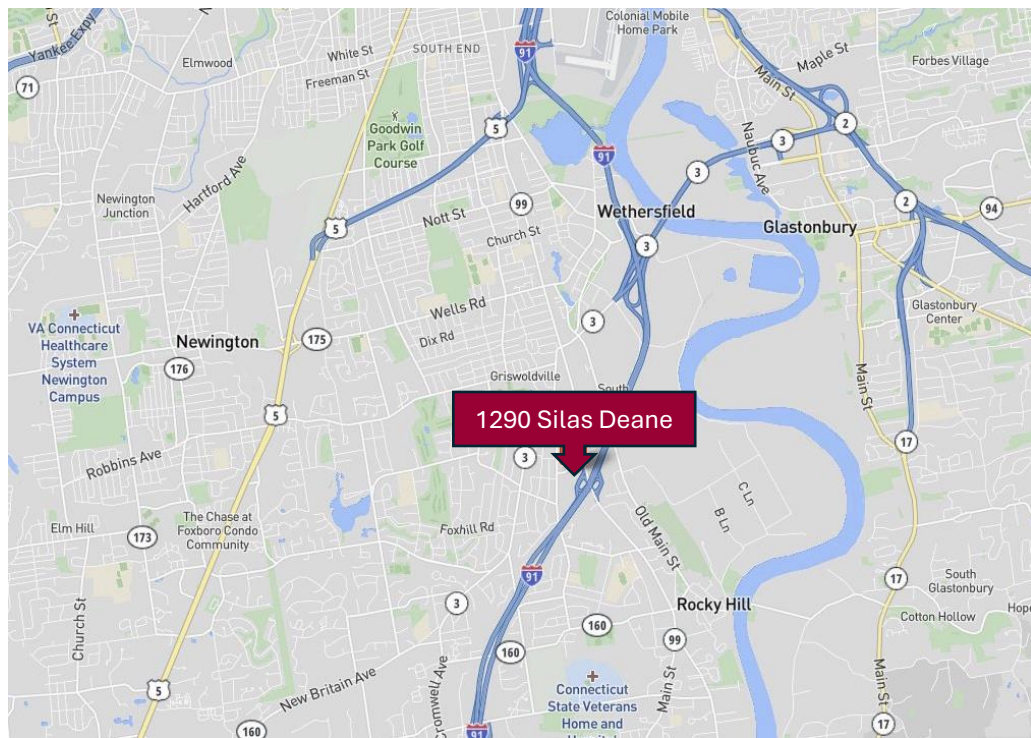
HIGHLIGHTS

- 1st Floor: 5,008± SF Available
- 4/1000+ Parking Ratio
- Renovated in 2012
- 2 Elevators
- Business Zoning
- Signalized Drive
- ¼ Mile to I-91, Exit 24
- Traffic: 25,400± ADT
- Many area amenities

CONTACTS

Jay Morris | (860) 721-0033
jmorris@orlcommercial.com

Robert Gaucher | (860) 761-6007
bgaucher@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.



FOR LEASE

\$19/SF FULL SERVICE GROSS

1290 Silas Deane Hwy, Wethersfield, CT 06109

UP TO 5,008± SF OFFICE SUITE

BUILDING INFORMATION

GROSS BLD. AREA: 89,792± SF
AVAILABLE AREA: 1st Floor: 5,008± SF
OF FLOORS: 4
CORE FACTOR: 15%
COLUMN SPACING: 20'
CONSTRUCTION: Steel Frame / Brick & Glass
ROOF TYPE: Flat, New Roof in 2012
YEAR BUILT: 1973
RENOVATED: 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas Fired Forced Air
SPRINKLERED: 100%
ELECTRIC SERVICE: 5000 amps
ELEVATORS: 2 (2,500 lb passenger elevators)
GENERATOR: Yes, Emergency Power

SITE INFORMATION

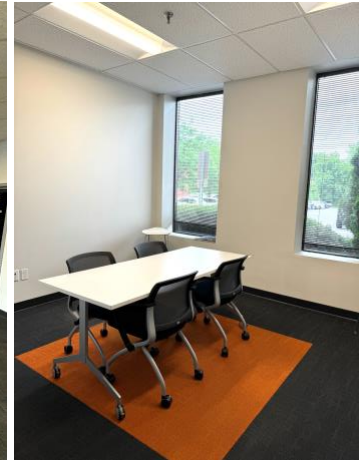
SITE AREA: 3.03 Acre
ZONING: Business
PARKING: 4/1000+ Parking Ratio
SIGNAGE: Directory
VISIBILITY/FRONTAGE: Excellent on Rt. 99
HWY ACCESS: ¼ Mile from I-91. Exit 24
TRAFFIC COUNT: 25,500± ADT

UTILITIES

SEWER: MDC
WATER: MDC
GAS: CNG

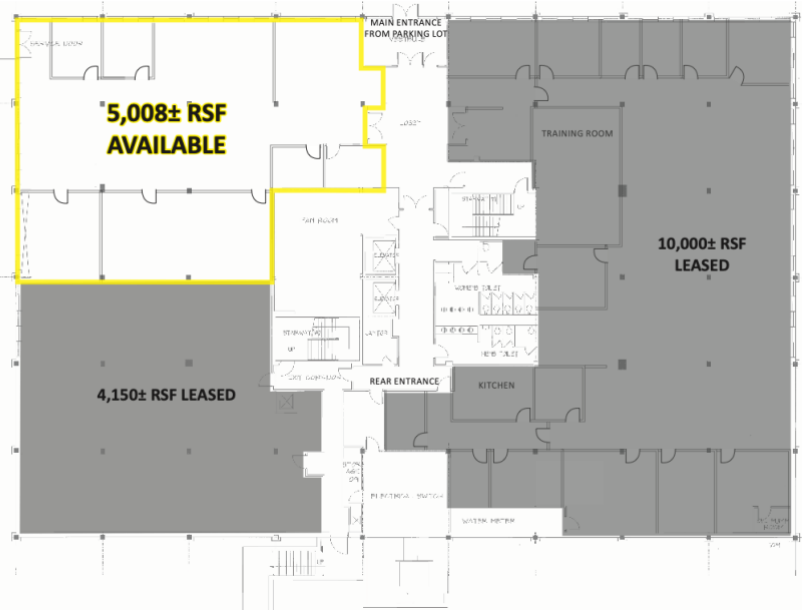
EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



1290 Silas Deane Hwy
Wethersfield, CT

1st Floor Plan
5,008± SF



For more information contact:
 Jay L. Morris | 860.721.0033
 jmorris@orlcommercial.com
 Robert Gaucher | 860.761-6007
 bgaucher@orlcommercial.com
 www.orlcommercial.com

O,R&L Commercial
 Integrated Real Estate Services

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.



CONTACTS

Jay Morris | (860) 721-0033
jmorris@orlcommercial.com

Robert Gaucher | (860) 761-6007
bgaucher@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.