



Real Estate
Commercial Properties



FOR LEASE

28 Main Street, East Hartford, CT 06118

5,136± SF Medical/Office Space on 0.66 acres

LEASE RATE: \$22/SF GROSS PLUS UTILITIES & JANITORIAL

HIGHLIGHTS

- 9,536± SF Building
- 5,136± SF 1st Floor Space Available
- 2-Story Building
- 0.66 Acres
- Zoning: B-1
- Traffic: 12,500 ADT
- Route 2, Exit 5C

CONTACT

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

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FOR LEASE

LEASE RATE \$22/SF Gross Plus Utilities & Janitorial

**28 Main Street, East Hartford
5,136± SF Medical/Office Space**

BUILDING INFORMATION

GROSS BLD. AREA: 9,536± SF

AVAILABLE AREA: 5,136± SF

MAX CONTIGUOUS SF: 5,136± SF

OF FLOORS: 2

BASEMENT: Finished 4,400± SF

CONSTRUCTION: Wood Frame/Vinyl Siding

ROOF TYPE: Gambrel, Asphalt

YEAR BUILT: 1976, Renovated 2001

MECHANICAL EQUIPMENT

AIR CONDITIONING: Combined

TYPE OF HEAT: Gas, Forced Hot Air

SPRINKLERED: 100% Wet

ELECTRIC: 2 Meters (300 Amps & 200 Amps)

SITE INFORMATION

SITE AREA: 0.66 Acres

ZONING: B-1

PARKING: 48 Spaces

SIGNAGE: Pylon

VISIBILITY: Excellent

FRONTAGE: 74'

HWY ACCESS: Route 2, Exit 5C

TRAFFIC COUNT: 12,500 ADT

UTILITIES

SEWER/WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$585,750

MILL RATE: 47.24

TAXES: \$27,670.84

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

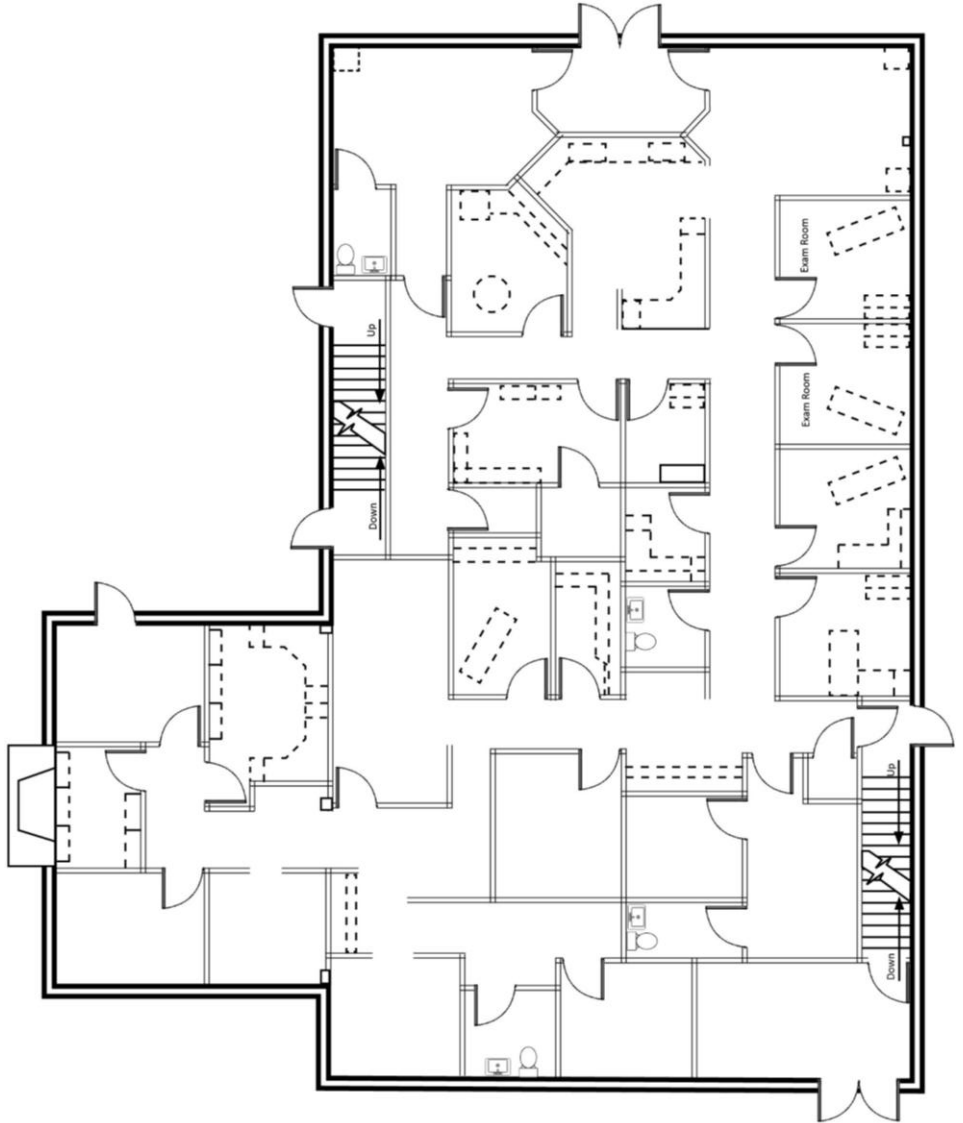
UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

1st Floor Medical/Office Space | 5,136± SF Available



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