

FOR LEASE

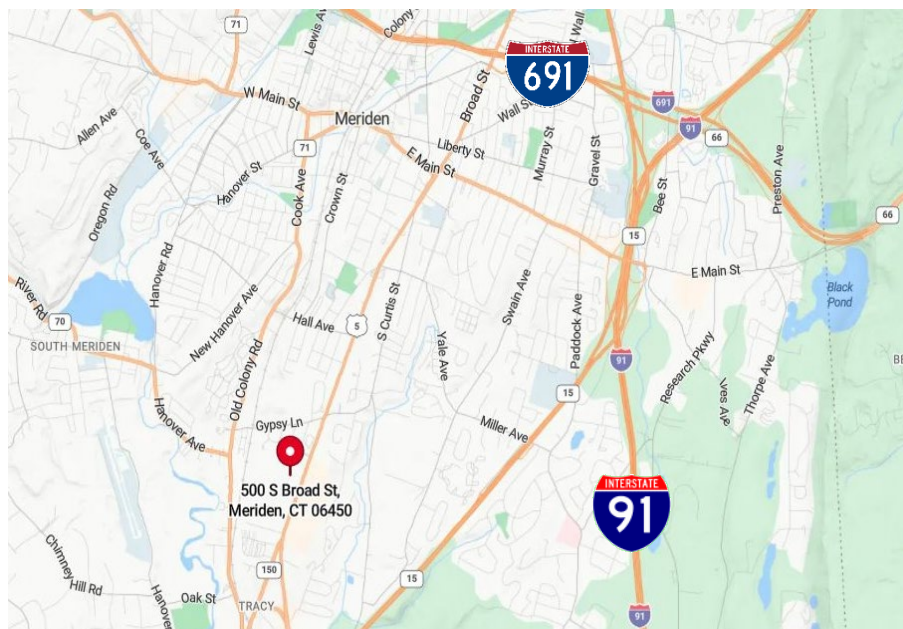
500 South Broad Street, Meriden, CT 06450

First Floor: 33,214± SF | Second Floor: 30,000± SF Office Space

LEASE RATE \$9.35/SF NNN

HIGHLIGHTS

- 422,000± SF Building on 48.10 Acres
- Up to 63,417± SF Office Space for Lease
 - 1st Floor: 33,214± SF
 - 2nd Floor: 30,000± SF
- Lease Rate: \$9.35/SF NNN
- Elevator Access
- Ample Parking with 550 spaces
- Zoning: M-3
- Located on Meriden/Wallingford town line. Great Access to Highways
- **Note: Industrial Space Available. See Industrial Flyer.**



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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



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Up to 63,417± SF



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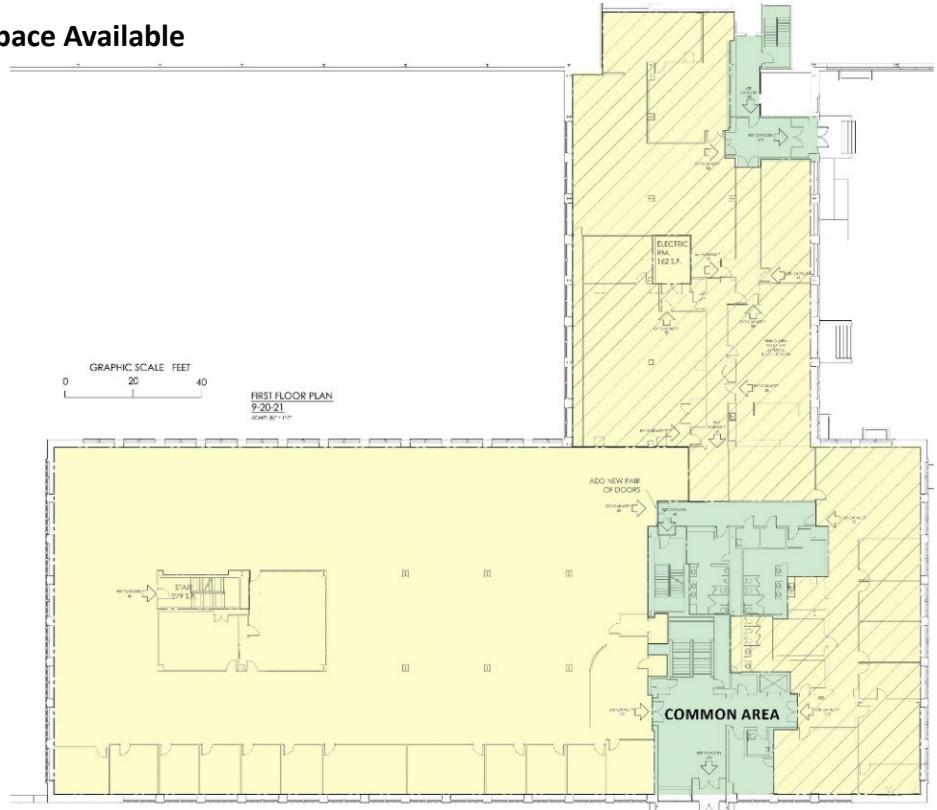
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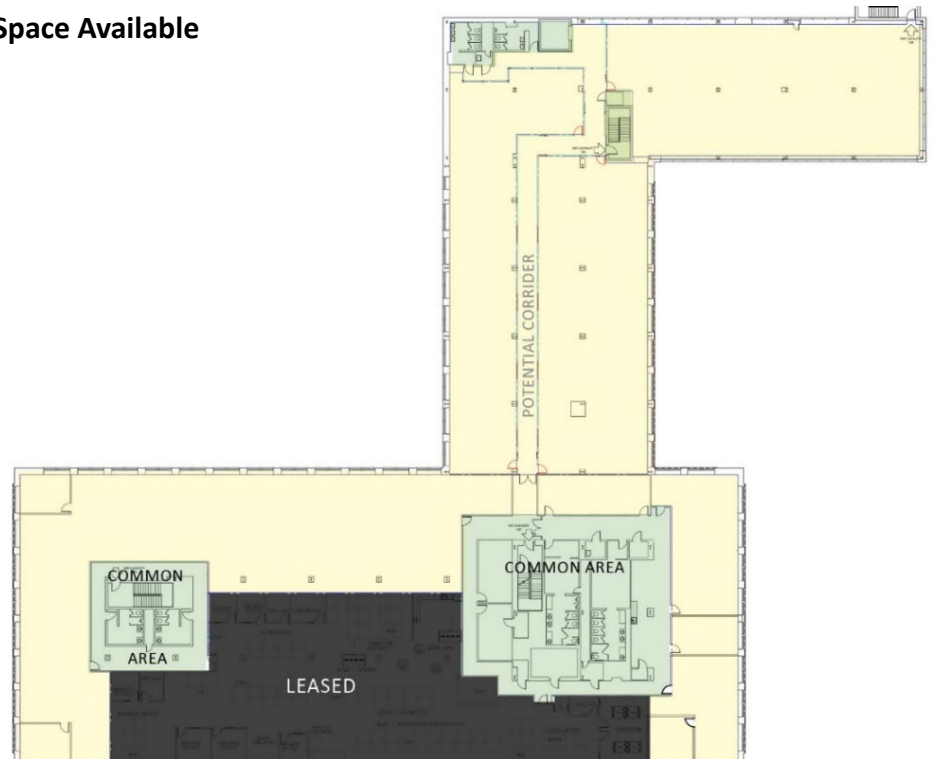
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OFFICE SPACE AVAILABILITIES

1st Floor Plan, Up to 33,417± SF, Contiguous Space Available



2nd Floor Plan, Up to 30,000± SF, Contiguous Space Available



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FOR LEASE

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Up to 63,417± SF

BUILDING INFORMATION

GROSS BLD. AREA: 422,000± SF

312,000 SF Ind.

110,000 SF Office

AVAILABLE AREA: 2nd FL: 30,000± SF Office

3rd FL: 33,417± SF Office

LL: 125,426± SF

WILL SUBDIVIDE TO: 3,000 SF

OF FLOORS: 3

CLEAR HEIGHT: Flex: 10' / Industrial 17.6'

COLUMN SPACING: Office: 23'6" x 27'

CONSTRUCTION: Masonry block with brick

ROOF TYPE: Concrete with modified membrane

YEAR BUILT: 1957, 1961-1963, 1970

MECHANICAL EQUIPMENT

TYPE OF HEAT: Natural Gas

SPRINKLERED: Yes

ELECTRIC: 277/480V

ELEVATORS: 1 passenger, 1 freight/6,000 lb.

SITE INFORMATION

SITE AREA: 48.10± acres

ZONING: M-3

PARKING: 550 spaces (2.54/1000)

SIGNAGE: Building & Monument

VISIBILITY: Limited

HWY ACCESS: Rt. 15, I-691, I-91

TRAFFIC COUNT: 16,500

UTILITIES

SEWER/WATER: City

GAS: Yankee Gas

TAXES

ASSESSMENT: TBD

MILL RATE: TBD

TAXES: TBD

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

NNN EXPENSES: \$1.65/SF



CONTACT

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