



# FOR LEASE

D'Aquila Business Park, 288 Highland Ave (Route 10), Cheshire, CT 06410  
PROFESSIONAL OFFICE SPACE AVAILABLE – MULTIPLE SUITES

LEASE RATE \$13.00/SF NNN

## HIGHLIGHTS

- Professional Office Space
  - 1,100± SF – 1<sup>st</sup> Floor
  - 1,100± SF – 2<sup>nd</sup> Floor
  - 1,850± SF – Gr Floor
- Building with Elevator
- Center of Town Location
- Immaculate Grounds
- Ample Parking



## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://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: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



# FOR LEASE

**LEASE RATE: \$13.00/SF NNN**

**288 Highland Ave, Cheshire, CT 06410**

**3 Professional Office Suites**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 12,240± SF  
**AVAILABLE AREA:** 4,050± SF  
**WILL SUBDIVIDE TO:** 1,100± SF  
**MAX CONTIGUOUS SF:** 1,850± SF  
**# OF FLOORS:** 3 including Ground Level  
**CONSTRUCTION:** Masonry  
**ROOF TYPE:** Asphalt Shingles  
**YEAR BUILT:** 1998

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central  
**HEAT:** Gas, Forced Hot Air  
**SPRINKLERED:** Yes  
**ELEVATOR:** 1

### SITE INFORMATION

**SITE AREA:** 1.92± Acres  
**ZONING:** R-20A  
**PARKING:** Ample, Open  
**SIGNAGE:** Pylon, Lobby Directory  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-84, I-691, I-91 from Route 10 & Route 68  
**TRAFFIC COUNT:** 13,800± Route 10

### UTILITIES

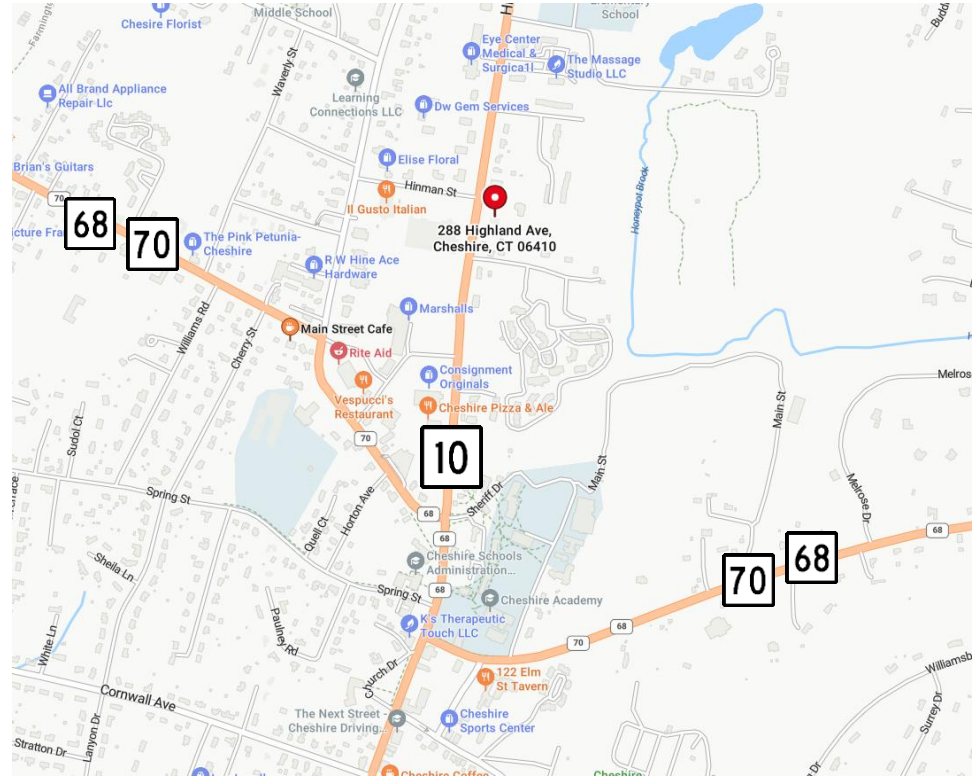
**SEWER/WATER:** Public Connected  
**GAS:** Public Connected

### TAXES

**ASSESSMENT:** \$1,190,910  
**MILL RATE:** 29.74  
**TAXES:** \$35,417.66

### EXPENSES

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



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