

FOR LEASE

D'Aquila Business Park, 288 Highland Ave (Route 10), Cheshire, CT 06410

OPEN STUDIO SPACE AVAILABLE – PRIVATE ENTRANCE

LEASE RATE \$13.00/SF NNN

HIGHLIGHTS

- One Studio Space Available
 - 1,850± SF – Ground Floor
 - Open Layout / Former Yoga, Pilates Space
 - Private Entrance
- Building with Elevator
- Center of Town Location
- Immaculate Grounds
- Ample Parking

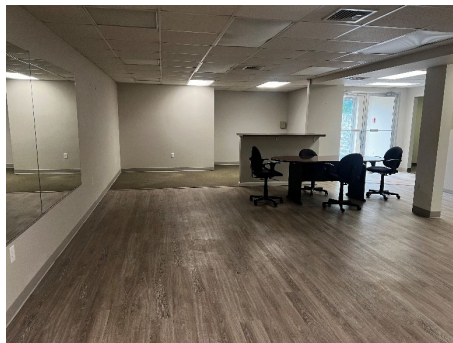
CONTACT

Toby Brimberg

Office: 203-488-1555

Cell: 203-640-5575

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

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 2



FOR LEASE

LEASE RATE: \$13.00/SF NNN

288 Highland Ave, Cheshire, CT 06410

1 GROUND LEVEL SPACE WITH PRIVATE ENTRANCE

BUILDING INFORMATION

GROSS BLDG AREA: 12,240± SF

AVAILABLE AREA: 1,850± SF – Ground Floor

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

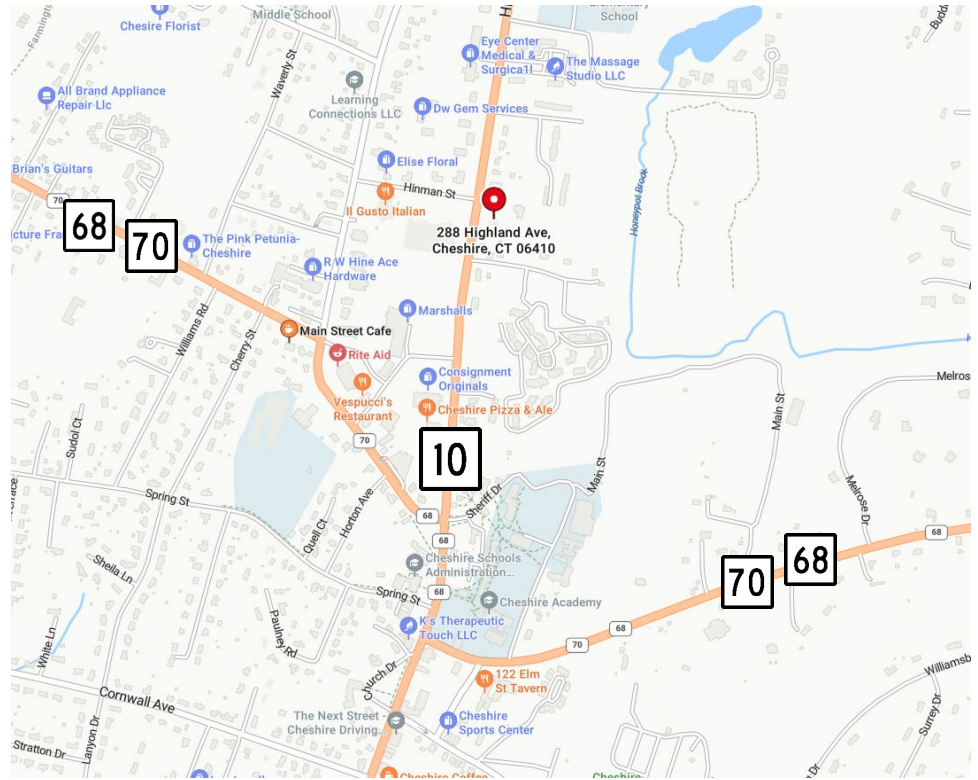
ASSESSMENT: \$1,190,910

MILL RATE: 31.36

TAXES: \$37,346.94 (thru Jan 2027)

NNN EXPENSES – Tenant Pays Proportional Share

- RE TAXES
- UTILITIES
- INSURANCE
- MAINTENANCE
- JANITORIAL



CONTACT

Toby Brimberg

Office: 203-488-1555

Cell: 203-640-5575

tbrimberg@orlcommercial.com

J. Richard Lee

Office: 203-488-1555

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

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 2