



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE/LEASE

BIRCHWOOD CONDOMINIUMS, 546 S BROAD ST, MERIDEN, CT 06450
Up to 2,272± SF Contiguous Medical/Office Space Available

LEASE RATE: \$15/SF MG | SALE PRICE \$115/SF

HIGHLIGHTS

- Multiple Condominiums Available
- 161 parking spaces
- Elevator
- Basement Storage
- M-3 Zone
- High Traffic: 17,200 ADT
- Many Area Amenities

CONTACT

Kyleigh Caron | (860) 761-6004
kcaron@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@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: 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. | PAGE 1 OF 4



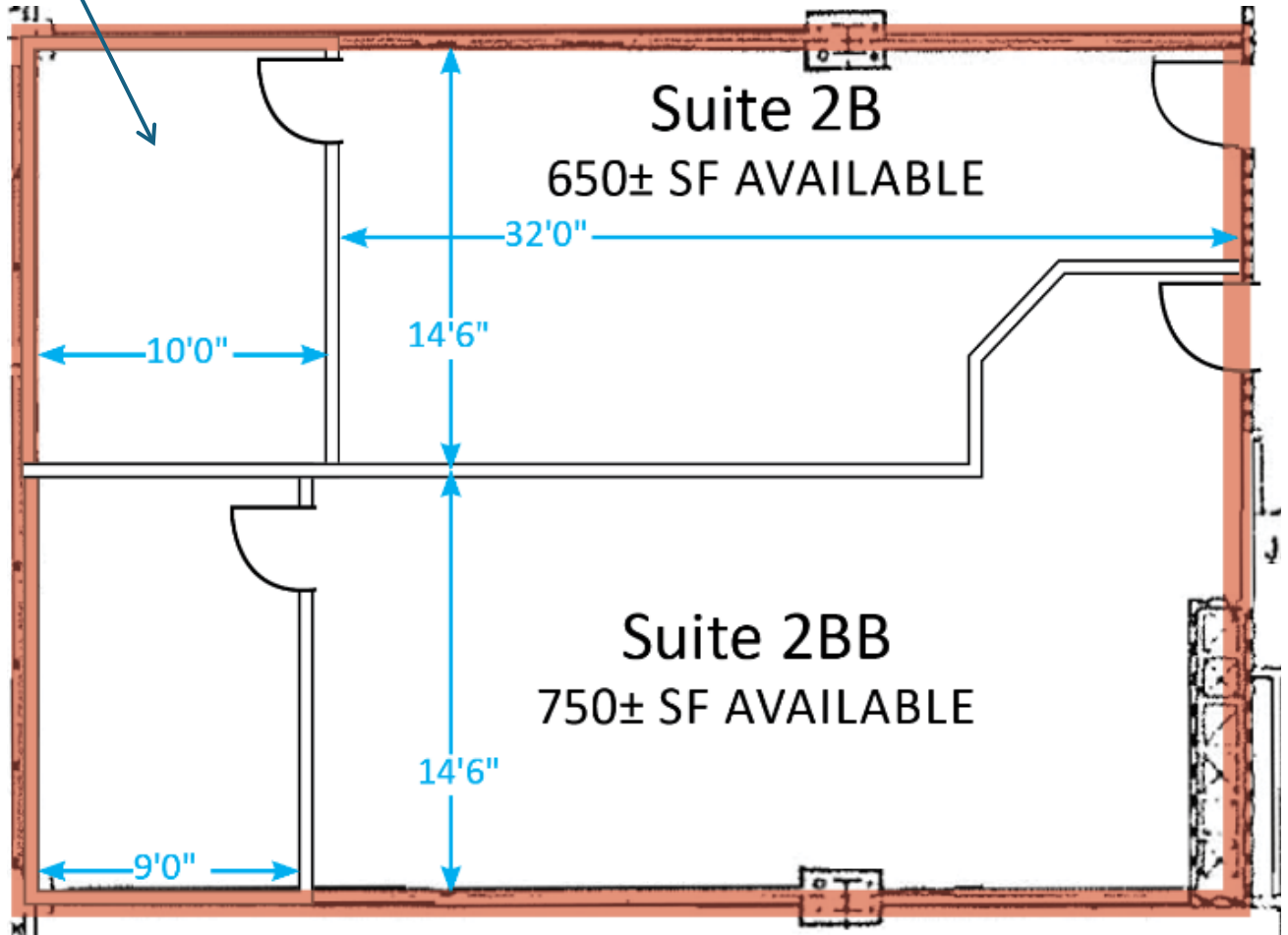
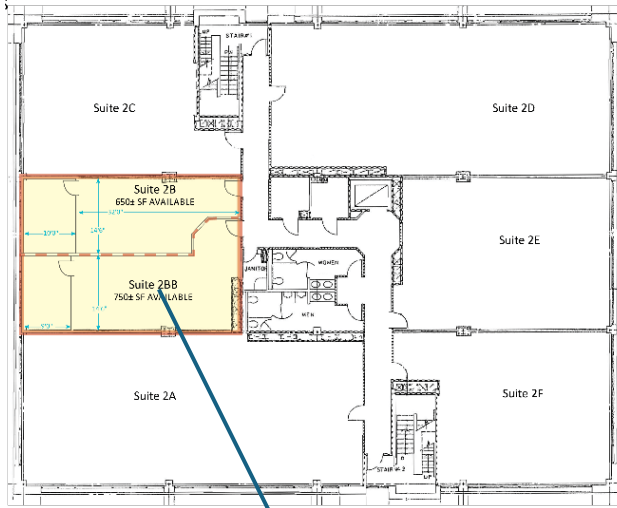
FOR SALE/LEASE

SALE PRICE \$115/SF | LEASE RATE \$15/SF MG

546 South Broad St, Meriden, CT

Up to 2,272± SF Medical/Office

2nd Floor | Suite 2B | 1,400± SF Available (Will subdivide to 650± SF)



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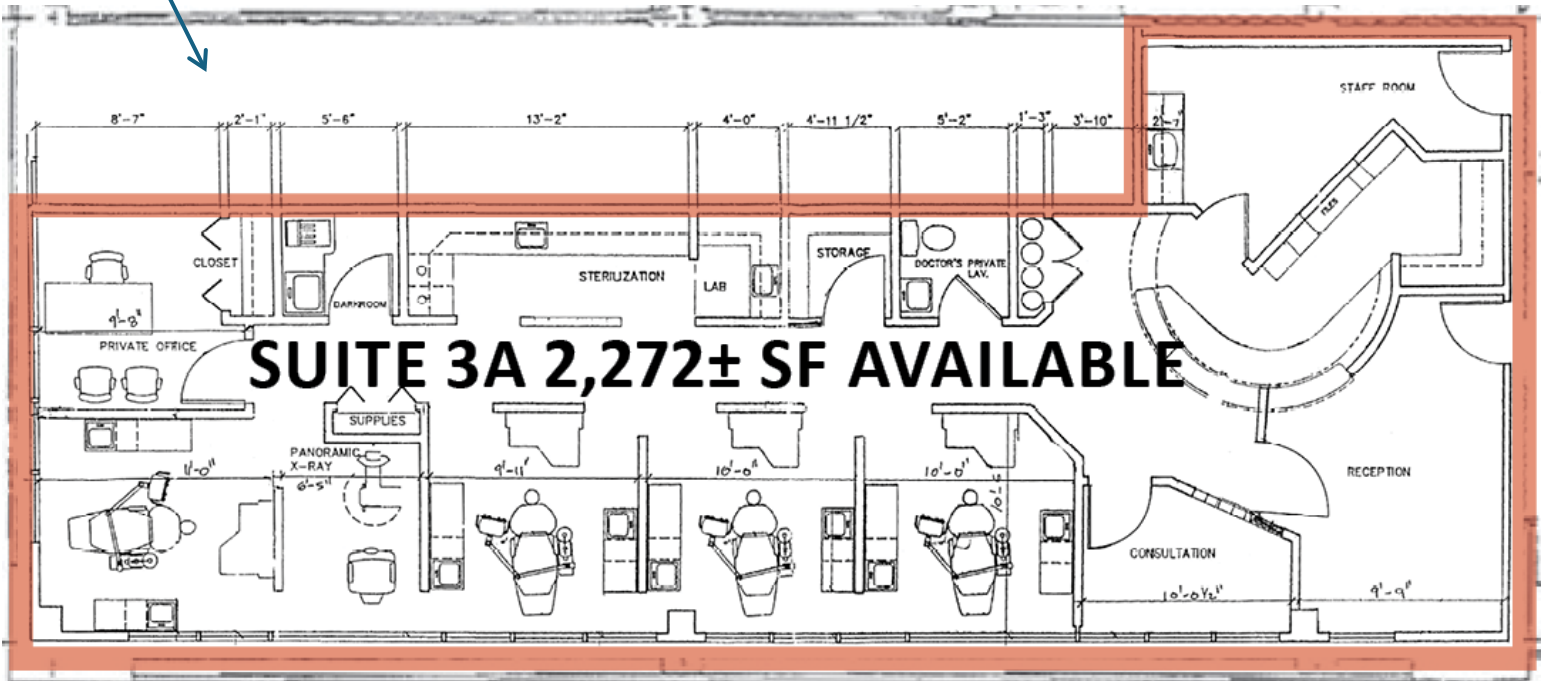
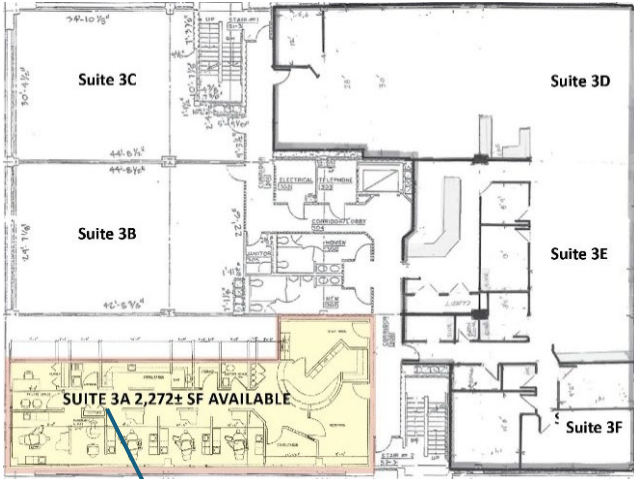
546 South Broad St, Meriden, CT

Up to 2,272± SF Medical/Office

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3rd Floor | Suite 3A | 2,272± SF Available



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Up to 2,272± SF Medical/Office

BUILDING INFORMATION

GROSS BLD. AREA: 43,200± SF

AVAILABLE AREA: Up to 2,272± SF

Suite 2B | 1,400± SF

Suite 3A | 2,272± SF

FLOOR PLATE: 10,800± SF

BASEMENT: Available for storage

CORE FACTOR: 14% add-on

OF FLOORS: 4 Stories

CONSTRUCTION: Masonry and Steel

ROOF TYPE: Flat

YEAR BUILT: 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING: HVAC RTU FHA

HEAT: Gas

SPRINKLERED: Yes

ELECTRIC/POWER: 100 amp/condo

ELEVATOR: 1 elevator (not to basement)

SITE INFORMATION

SITE AREA: 1.94± Acres

ZONING: M-3

PARKING: 161± Parking Spaces

SIGNAGE: Monument

VISIBILITY: Excellent Visibility on S Broad St

HWY ACCESS: I-691, Rt. 5/15

TRAFFIC COUNT: 17,200± ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: Varies By Suite

MILL RATE: 37.91

TAXES: ±\$1.57/SF

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

CONDO FEES: \$3.40/SF



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