



Ranked in Top 50  
Commercial Firms in U.S.




# FOR LEASE

290-294 Collins Street, Hartford, CT 06105  
2,946± SF MEDICAL OFFICE SPACE AVAILABLE

Lease Rate: \$11.00/SF NNN

Click Here to  
Visit 3D space on  
**Matterport**  
or scan the QR Code

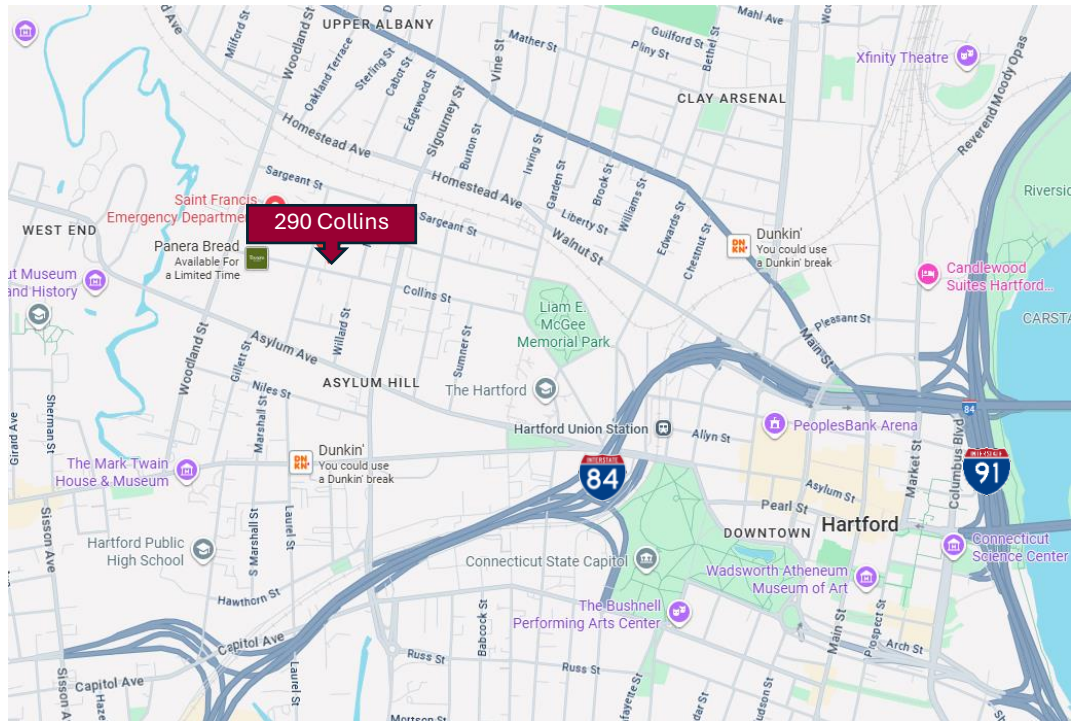


## HIGHLIGHTS

- 5,892± SF Building
- 2,956± SF Available
  - 2<sup>nd</sup> Floor Space
- 2 Story Building
- Pylon Signage
- Ample Parking
- 2 Blocks from St. Francis Hospital
- I-84, Exit 48
- Many Area Amenities

## CONTACT

**Thomas Wilks**  
(860) 761-6018  
twilks@orlcommercial.com



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)

2 Summit Place, Branford, CT 06450 | (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



# FOR LEASE

**\$11/SF NNN**

**290 Collins Street, Hartford, CT 06105**

**2,946± SF MEDICAL OFFICE SPACE**

**BUILDING INFORMATION:**

**GROSS BLD. AREA** 5,892± SF  
**AVAILABLE AREA** 2,946± SF  
**NUMBER OF FLOORS** 2  
**ROOF TYPE** Flat, Tar & Gravel  
**YEAR BUILT** 1970

**MECHANICAL EQUIPMENT:**

**AIR CONDITIONING** Central Air  
**HEAT** Gas, Hot Water  
**SPRINKLERED** TBD  
**ELECTRIC** TBD  
**ELEVATOR(S)** TBD

**SITE INFORMATION:**

**SITE AREA** 0.40± Acres  
**ZONING** MX-1  
**PARKING** Ample  
**SIGNAGE** Pylon  
**VISIBILITY** Excellent  
**FRONTAGE** 103' on Collins St  
**HWY ACCESS** I-84, Exit 48  
**TRAFFIC COUNT** 5,700± ADT

**TAXES:**

**ASSESSMENT** \$497,700  
**MILL RATE** 68.95  
**TAXES** \$34,316.42 (\$5.82/SF)

**UTILITIES:**

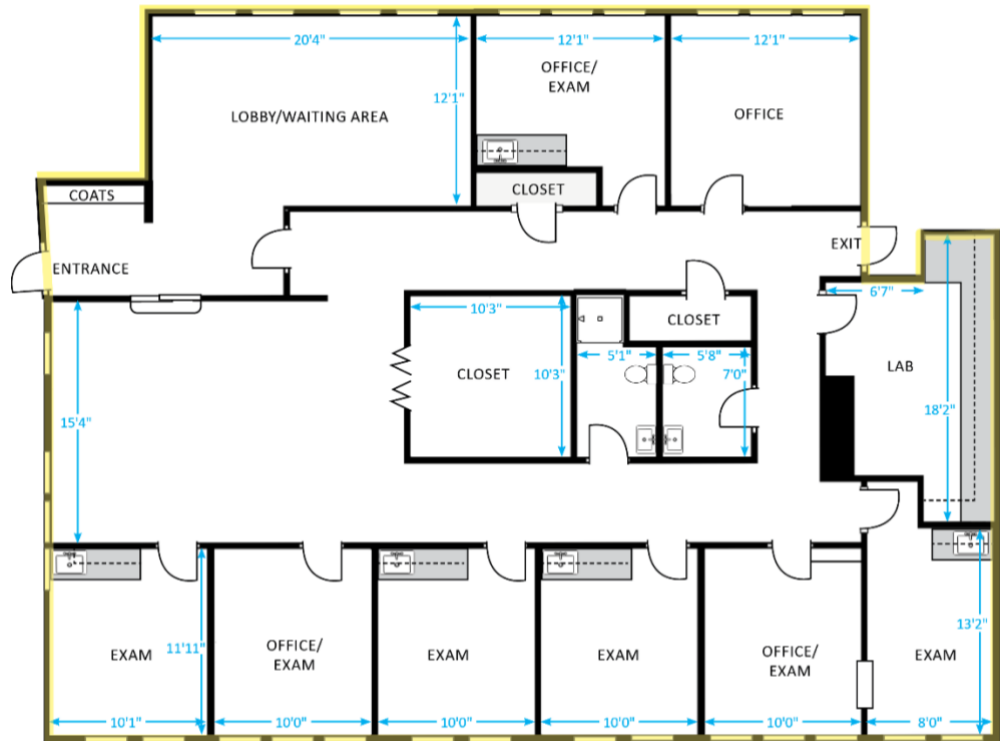
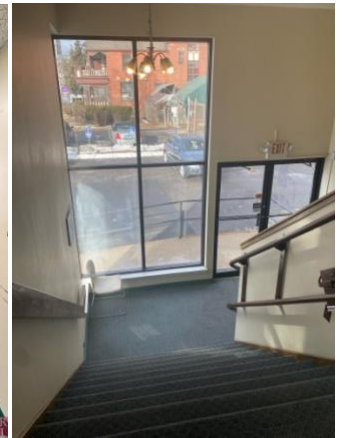
**SEWER** City  
**WATER** City  
**GAS** Yes

**EXPENSES:**

**RE TAXES**  Tenant  Landlord  
**UTILITIES**  Tenant  Landlord  
**INSURANCE**  Tenant  Landlord  
**MAINTENANCE**  Tenant  Landlord  
**JANITORIAL**  Tenant  Landlord  
**NNN Expenses: \$9.60/SF**

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