



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

87 - 103 West Main Street, New Britain, CT 06051

2 Units – 2,200± SF & 2,600± SF Street Level Retail

LEASE RATE: \$12.00/SF Modified Gross

HIGHLIGHTS

- 2 Street Level Retail Spaces
- City Center
- Near 400+ New Apartments in Downtown Area
- Strong Foot Traffic
- Walking Distance to Popular Restaurants
- Walking Distance to Mass Transit

CONTACT

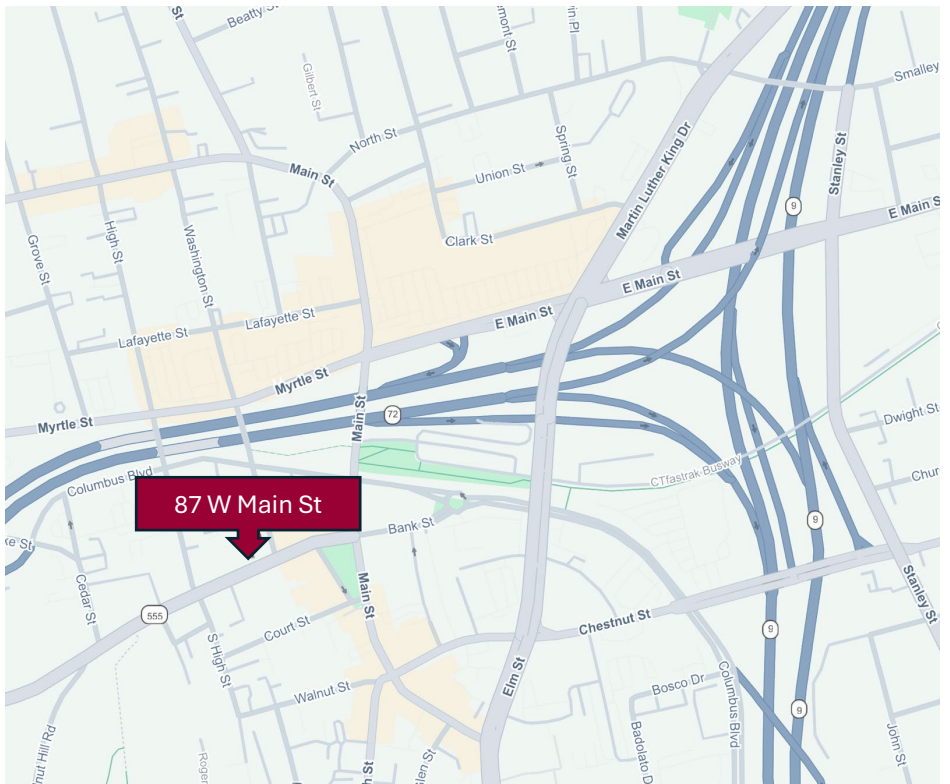
Thomas Wilks

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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

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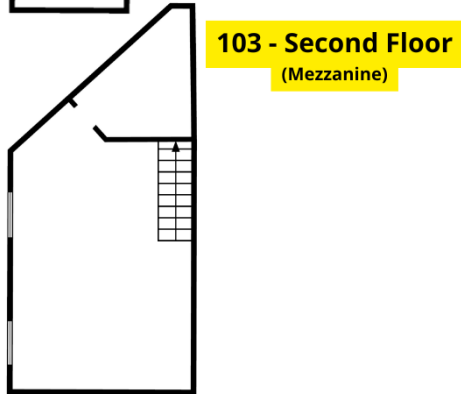
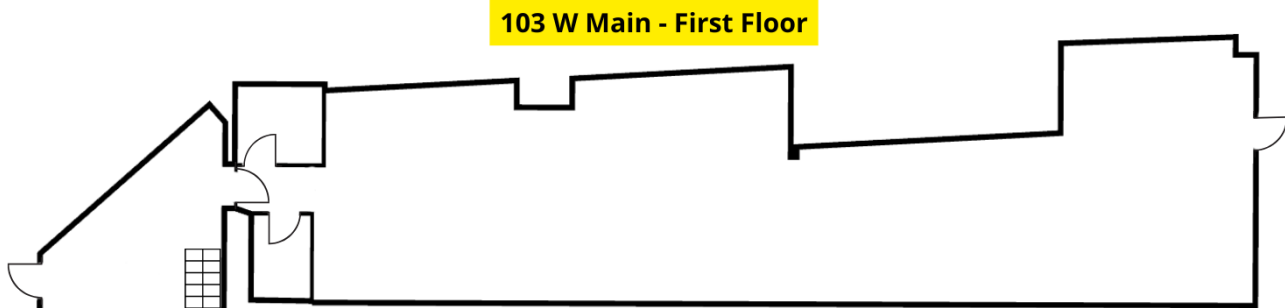
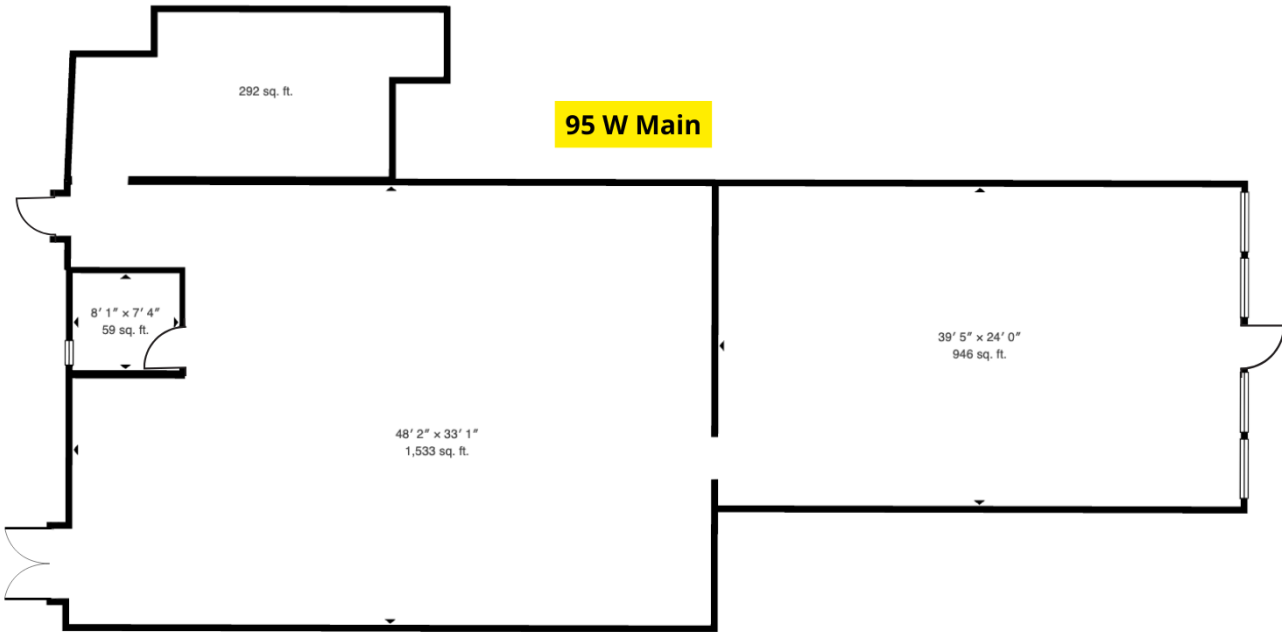


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BUILDING INFORMATION

GROSS BLD. AREA: 29,353± SF

AVAILABLE AREA:

Unit 95 – 2,200± SF

Unit 103 – 2,600± SF

CLEAR HEIGHT: 12'

CONSTRUCTION: Brick, Masonry

ROOF TYPE: T&G, Rubber Membrane

YEAR BUILT: 1920

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes

HEAT: Gas

SPRINKLERED: No

POWER: 200amp

ELEVATORS: No

SITE INFORMATION

SITE AREA: 0.50± Acres

ZONING: CBD

PARKING: Street & Reserved

SIGNAGE: On Building

VISIBILITY: Directly on West Main St

HWY ACCESS: Rt. 9 & I-84

UTILITIES

SEWER/WATER: City

GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

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