

FOR LEASE | 4,000± SF PROFESSIONAL MEDICAL / OFFICE

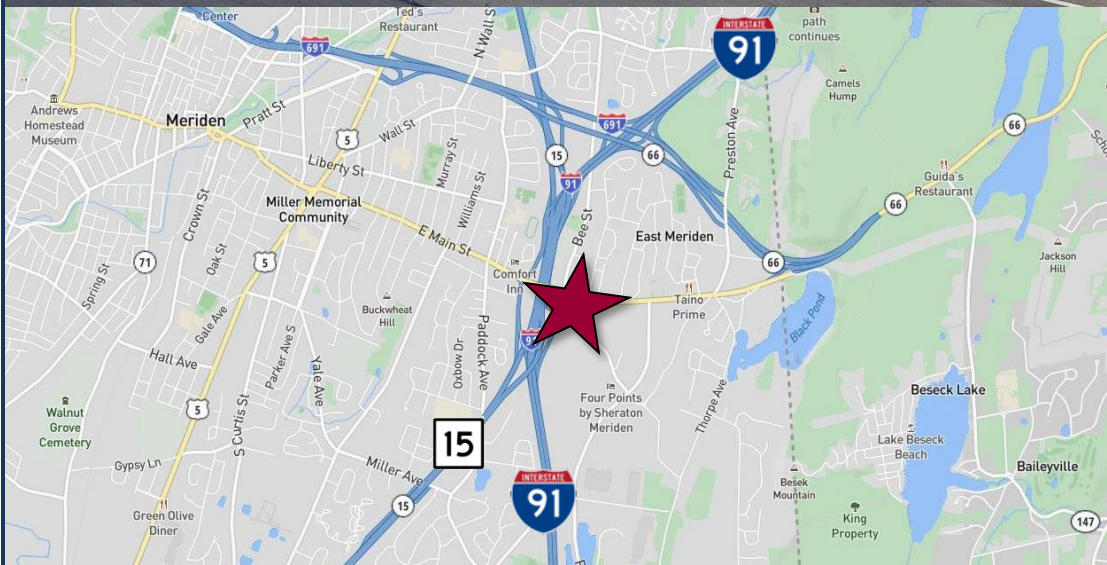
CLOVERLEAF BUILDING | 24,624± SF MEDICAL OFFICE BUILDING

Cloverleaf Building, 1064 East Main Street, Meriden, CT 06450

LEASE RATE: \$20.00/SF INCLUDES Utilities



Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- 24,624± SF Prominent Medical / Office Building
- 3-Story building with elevators
- Anchored by Hartford Healthcare Medical Group
- 4,000± SF for Lease in 2 Suites
- Ample Parking, 95 spaces
- ADT: 28,000±
- Great access to Highways
- Located immediately off I-91
- CT Transit bus stop directly adjacent to property
- Many area amenities

For more information contact:

Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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## BUILDING INFORMATION

GROSS BLDG AREA 24,624± SF  
AVAILABLE AREA 4,000± SF  
WILL SUBDIVIDE TO 1,470± SF  
NUMBER OF FLOORS 3-Story  
FLOOR PLATE 7,541± SF  
CONSTRUCTION Masonry  
ROOF TYPE Flat, T&G  
YEAR BUILT 1988

## SITE INFORMATION

SITE AREA 1.12± Acres  
ZONING C-3  
PARKING Open, ample parking  
SIGNAGE Lobby  
VISIBILITY Excellent  
HWY.ACCESS I-91 / I-691 / Route 15  
TRAFFIC COUNT 28,000±

## EXPENSES

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

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
ELEVATOR Yes

## UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

## OTHER TENANTS

4,000± SF for Lease in 2 suites located in 3-Story prominent Medical / Office building anchored by Hartford Healthcare Medical Group. Join a diverse tenant roster including: pediatric therapy, ophthalmic consultants of CT, P.C., Cloverleaf Dental Center, The Credit Union League of CT & more. Located in close proximity to banks, restaurants, hotels, highways and more. A CT Transit bus stop is directly adjacent to the property.

## DIRECTIONS

I-91 to Exit 16 to East Main Street. Building is directly across from Exit ramp.

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  - Shopping
  - Banking
  - Dining



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