

# FOR LEASE | NEWLY RENOVATED MEDICAL/OFFICE

## 4 Northwestern Drive, Bloomfield, CT 06002

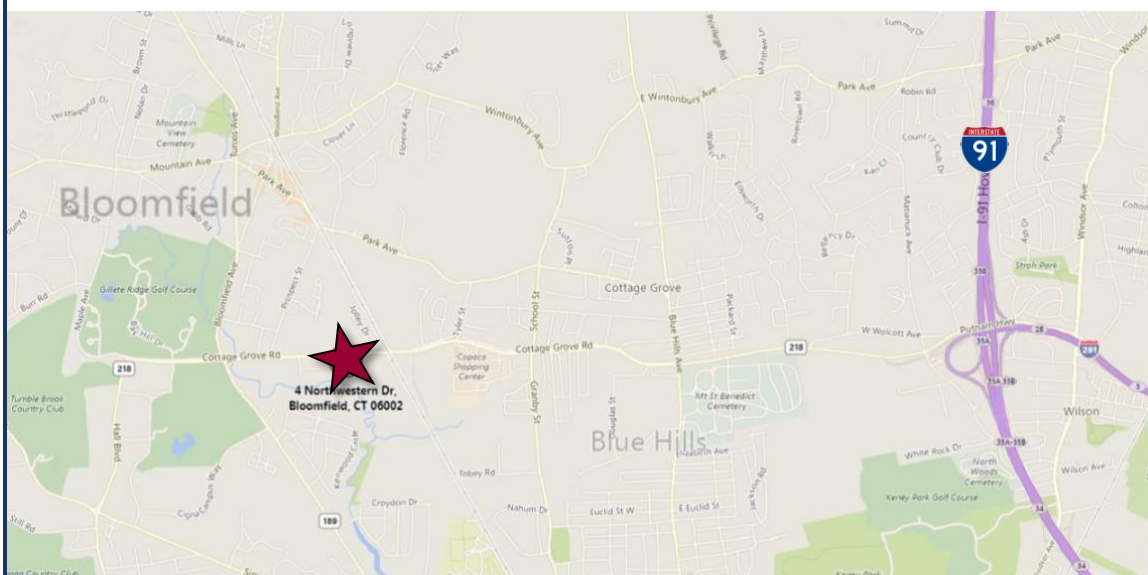


**HEALTHCARE  
REALTY**



**LEASE RATES:** Main Level: \$32.00/SF FSG  
Lower Level: \$26.00/SF plus Utilities

Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- Multiple Suites Available
- 4,180± SF Lower Level space
- Turn-key medical space
- 1 Story plus basement
- 3.66/1000 parking ratio
- Zoning: PO
- Traffic Count: 27,600 ADT
- Easy access to I-91, Exit 35B
- Many area amenities



For more information contact:

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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 BLD. AREA 15,788± SF  
AVAILABLE AREA Main Level Ste 201: 850± SF  
Main Level Ste 300: 2,602± SF  
LL Suite 600: 4,180± SF  
MAX CONTIGUOUS AREA 4,180± SF  
WILL SUBDIVIDE TO 850± SF  
NUMBER OF FLOORS 1 plus lower level  
CONSTRUCTION Brick  
ROOF TYPE Flat/Rolled Composition  
YEAR BUILT 1985

### SITE

SITE AREA 1.44 acres  
ZONING PO  
PARKING 3.66/1000 ratio  
SIGNAGE On building, Monument  
HWY.ACCESS I-91, Exit 35B  
TRAFFIC COUNT 27,600 ADT

### UTILITIES

SEWER/WATER Public  
GAS Yes

### EXPENSES

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

### MECHANICAL EQUIPMENT

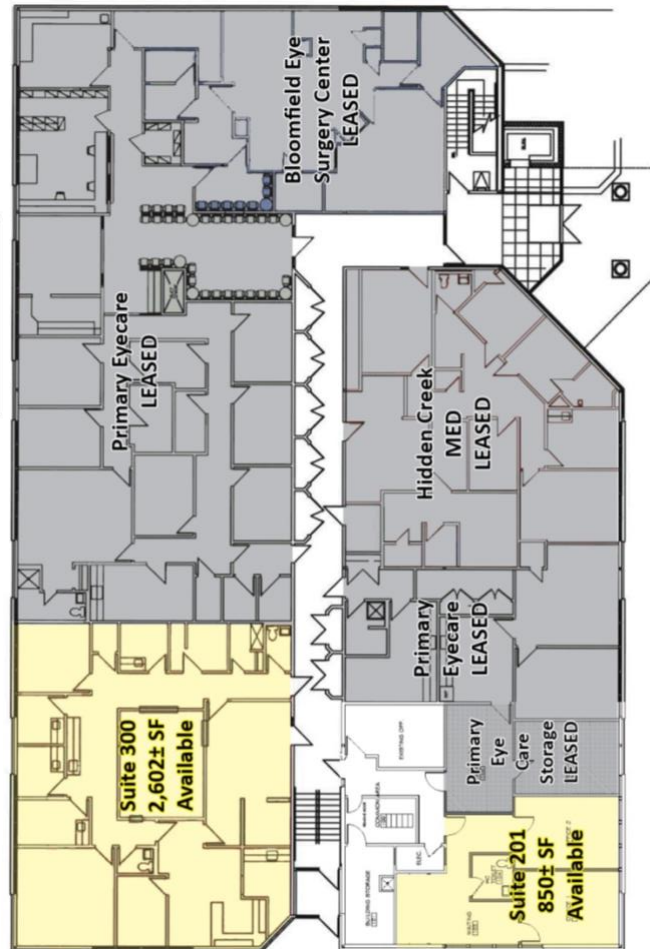
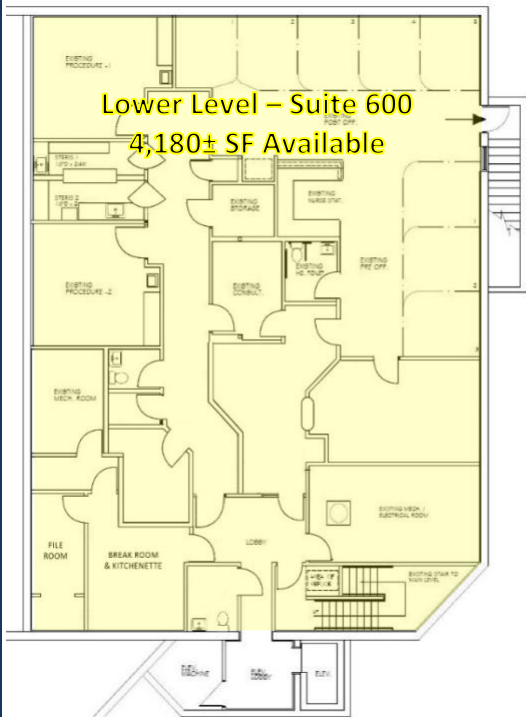
AIR CONDITIONING Central Air  
TYPE OF HEAT Forced air  
SPRINKLERED Yes, Wet  
ELEVATOR(S) Yes

**COMMENTS** Fully Built out medical space.

**DIRECTIONS** I-91N, Exit 35B, Left onto CT-218 (Putnam Hwy). Continue on CT-218 E (Cottage Grove Rd). Left onto Northwestern Dr.



**Virtual Tour**



### Property Highlights

- Multiple suites available
- 850 SF | 2,602 SF
- LL Ste 600: 4,180± SF
- 1 Story plus lower level
- 3.66/1000 parking ratio
- On-building and monument signage
- Zoning: PO
- Easy access I-95 Exit 35B
- 1 Elevator
- Traffic: 27,600 ADT
- Many area amenities
  - Shopping, Banking, Dining



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