

**OR  
&L**  
COMMERCIAL

Ranked in 2020  
Commercial Real Estate U.S.



# FOR LEASE

Atlas Commons, 213-215 Elm St, Old Saybrook, CT 06475  
1,955 – 9,589± SF MEDICAL / OFFICE SPACE | NEW MEDICAL CENTER

**LEASE RATE \$24.50/SF NNN**

## HIGHLIGHTS

- New Construction
- Professional Medical Office Space for Lease
- Generous Tenant Improvement Allowance
- Located on 4.70 Acres
- Directly off I-95 Exit 67
- ADT – 61,500 ± on I-95
- Many Area Amenities

**Will Braun,**  **SIOR**   
Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@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: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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

# LEASE RATE \$24.50/SF NNN

213-215 Elm Street, Old Saybrook, CT 06475

1,955 – 9,589± SF AVAILABLE

# FOR LEASE



### BUILDING INFORMATION - Building 1 (#215)

**GROSS BLDG AREA:** 12,614± SF

**YEAR BUILT:** 2023

**AVAILABLE AREA:** 1,955 ± SF – 2<sup>ND</sup> Floor

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Asphalt Shingles

### BUILDING INFORMATION - Building 2 (#213)

**GROSS BLDG AREA:** 12,217± SF

**YEAR BUILT:** 2023

**AVAILABLE AREA:** 5,303± SF – 1st Floor

2,331± SF – 2<sup>ND</sup> Floor

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Asphalt Shingles

### MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Central Air / Forced Air

**ELEVATORS:** Yes

### SITE INFORMATION

**SITE AREA:** 17 Acres

**ZONING:** I-1

**PARKING:** Open Parking

**HWY ACCESS:** I-95, Exit 67

**TRAFFIC COUNT:** 61,500± on I-95

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

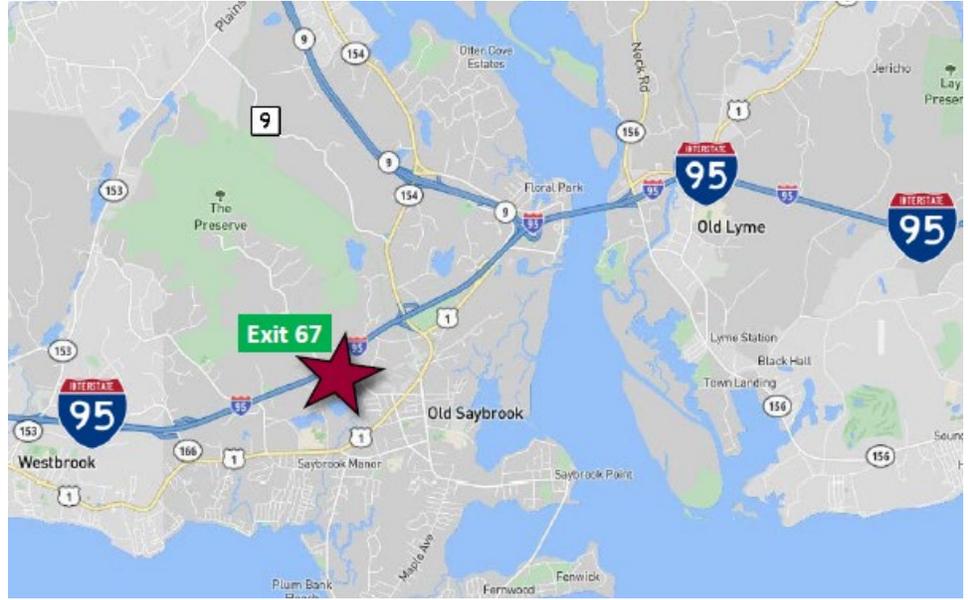
**JANITORIAL:**  Tenant  Landlord

### CONTACT

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

**Nick Leone**  
Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**Rich Lee**  
Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@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: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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