



Ranked in Top 50  
Commercial Firms in U.S



# FOR LEASE

**Guilford Glen Medical Center, 5 Durham Road, Unit B2, Guilford, CT 06437**  
**976± SF MEDICAL / OFFICE SPACE – FIRST FLOOR**

**LEASE RATE: \$19.95/SF GROSS + UTILITIES**

## INVESTMENT HIGHLIGHTS

- Turn-Key Medical Office Space in Medical Complex
- 976± SF Available on First Floor
- Medical Office Layout Consists of:
  - Multiple Exam Rooms
  - Offices
  - Waiting Room / Reception Area
  - Break Room Area & Bathroom
- Excellent Visibility on Route 77
- Great Highway Access to I-95 via Exit 58

## CONTACT

**Sam Crampton**

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[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.





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**976± SF FIRST FLOOR MEDICAL / OFFICE SPACE**

**5 Durham Rd, Building 2, Unit B-2, Guilford, CT 06437**

## BUILDING INFORMATION

**GROSS AREA:** 976± SF

**AVAILABLE AREA:** 976± SF – First Floor

**# OF FLOORS:** 2 in Building, 1 Floor Condo

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Asphalt Shingles

**YEAR BUILT:** 2000

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEATING:** Forced Air, Natural Gas

**ELECTRIC/POWER:** 200amp ? (took from other flyer)

## SITE INFORMATION

**SITE AREA:** Land in Common

**ZONING:** I-Industrial

**PARKING:** Open Parking

**SIGNAGE:** Monument

**VISIBILITY/FRONTAGE:** Complex on Route 77

**HWY ACCESS:** I-95, Exit 58

**TRAFFIC COUNT:** 12,500±

## UTILITIES

**SEWER:** Septic

**WATER:** Public Connected

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$82,950

**MILL RATE:** 26.58

**TAXES:** \$2,204.81 / \$2.26 per SF

## EXPENSES

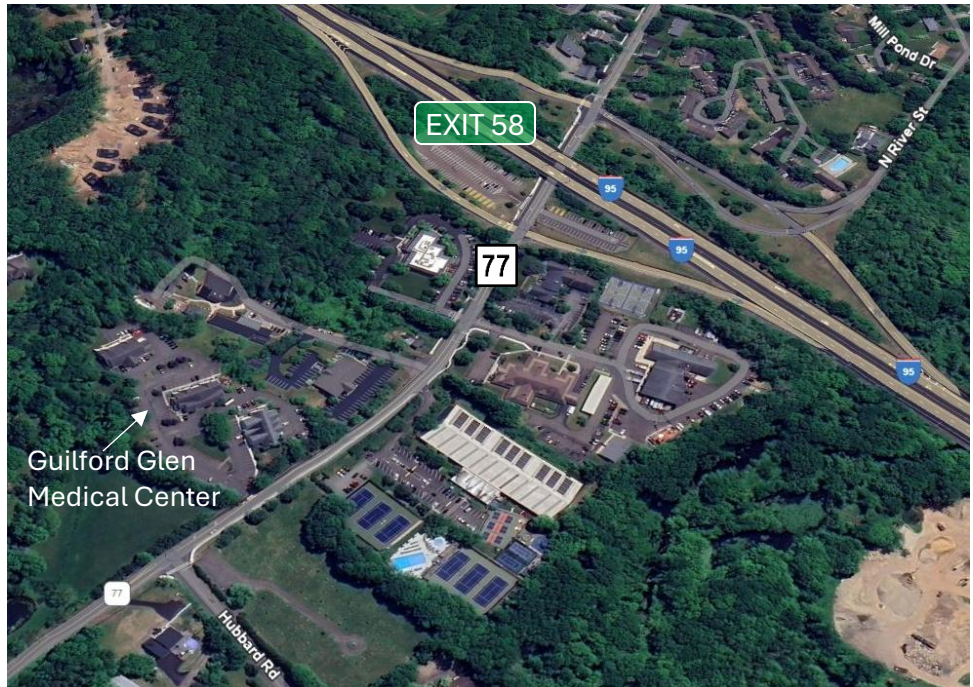
**RE TAXES:** ☐ Tenant ☒ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

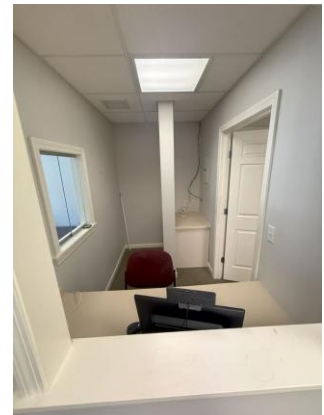
**INSURANCE:** ☐ Tenant ☒ Landlord

**MAINTENANCE:** ☐ Tenant ☒ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



## Turn-key Medical Office Space!



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