

# FOR LEASE | 252 – 6,696± RSF MEDICAL & OFFICE SPACE PROFESSIONAL MEDICAL OFFICE BUILDING | ROUTE 1 LOCATION

1445 Boston Post Road, Guilford, CT 06437

LEASE RATES: Medical Office - \$27.00/SF Gross + Utilities | Office - \$19.00/SF Gross + Utilities

Ranked in Top 50  
Commercial Firms in U.S.

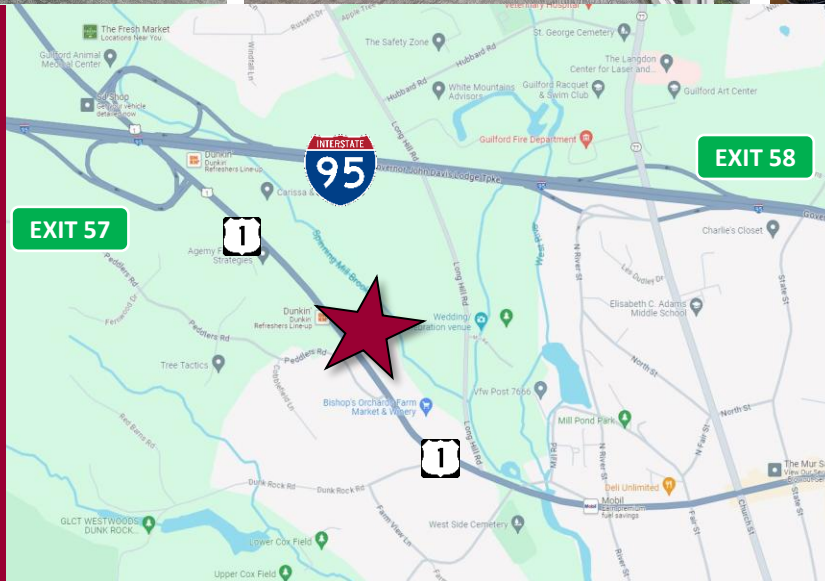


**Virtual Tour**



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## Property Highlights

- 22,653± RSF Professional Medical Office Building
- Located on 2.54 Acres (2 parcels) on Route 1
- 6,696± RSF for Lease on 3<sup>rd</sup> Fl
  - 4,450± RSF
  - 252± RSF
  - 866± RSF
  - 1,128± RSF
- Building with Elevator
- 65 Parking Spaces, 2.87/1,000 Ratio
- ADT: 11,000± - Route 1
- Access to I-95 at Exit 57

For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or 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 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmoris@orlcommercial.com](mailto:jmoris@orlcommercial.com) | License: REB.0755257

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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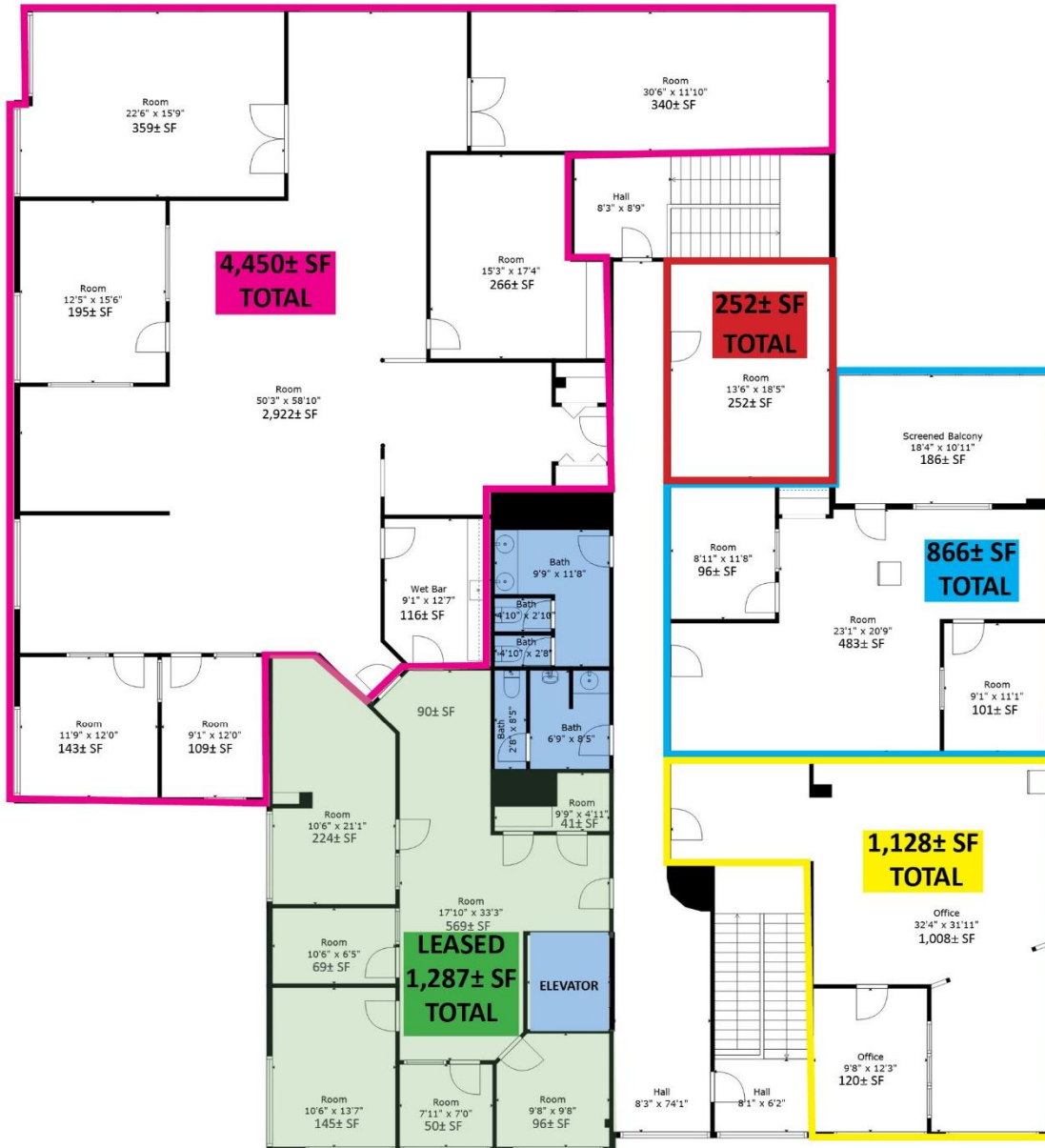
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## Third Floor Availability



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Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)

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## BUILDING INFORMATION

GROSS BLDG AREA	22,653± RSF
AVAILABLE AREA	6,696± RSF – 3rd Floor
MINIMUM AREA	252± RSF
NUMBER OF FLOORS	3
CONSTRUCTION	Masonry
ROOF TYPE	Composite
YEAR BUILT	1991

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
ELEVATOR(S)	Yes

## UTILITIES

SEWER	Septic
WATER	Public Connected
GAS	Yes

**DIRECTIONS** I-95 to Exit 57 to Boston Post Rd  
(Route 1)

## SITE INFORMATION

SITE AREA	0.99± acre & 1.55± acre rear lot
ZONING	PV-2
PARKING	65 Spaces, 2.87/1,000
SIGNAGE	Building
VISIBILITY	Excellent
FRONTAGE	187.3' Feet
HWY ACCESS	I-95
TRAFFIC COUNT	11,000±

## EXPENSES

RE TAXES	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord

## TAXES

ASSESSMENT	\$1,470,560
MILL RATE	25.88
TAXES	\$38,058.10

**COMMENTS** O,R&L Commercial is pleased to offer 6,696± RSF of Medical / Office space for Lease in multiple suites, divisible to 252± RSF, in a 22,653± RSF professional Medical Office building located at 1445 Boston Post Road in the town of Guilford. Elevator building, ample parking, easy access to highway.

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