

Ranked in Top 50
Commercial Companies

FOR SUBLEASE

THE AERODOME, 670 BOSTON POST ROAD, MADISON, CT 06443
PROFESSIONAL OFFICE SPACE – 2,085± SF 1st Floor & 3,380± SF 2nd Floor

SUBLEASE RATE \$22.00/SF NNN – Sublease Term Expires 12/31/2028

HIGHLIGHTS

- Professional Office Space in Signature Building – The Aerodome
- Madison's Downtown Central Business District Location
- 5,465± SF Available for Sublease
 - 2,085± SF on First Floor
 - 3,380± SF on Second Floor
- Beautifully Appointed Space with High-End Finishes
- Walking Distance to Many Amenities

CONTACT

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Broker of Record: J. Richard Lee | (203) 643-1006 | 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.



SUBLEASE

SUBLEASE RATE \$22.00/SF NNN

PROFESSIONAL OFFICE SPACE

2,085± SF on First Floor & 3,380± SF on Second Floor

The Aerodome, 670 Boston Post Road, Madison, CT 06443

BUILDING INFORMATION

GROSS BLDG AREA: 9,520± SF

AVAILABLE AREA: 5,465± SF

WILL SUBDIVIDE TO: 2,085± SF – 1ST Floor & 3,380± SF – 2ND Floor

MAX CONTIGUOUS SF: 5,465± SF

CONSTRUCTION: Masonry & Wood Frame

ROOF TYPE: Metal / Tin

YEAR BUILT: 2005

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central

HEATING: Gas, Forced Air

SPRINKLERED: Yes

ELEVATORS: Yes, 1

SITE INFORMATION

SITE AREA: 0.34± Acre

ZONING: DW

PARKING: Street & Parking Lot

SIGNAGE: Building

VISIBILITY: Excellent

HWY ACCESS: I-95

TRAFFIC COUNT: 12,200± ADT

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,521,900

MILL RATE / TAXES: 22.43 / \$34,136.22

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

CONTACT

Will Braun

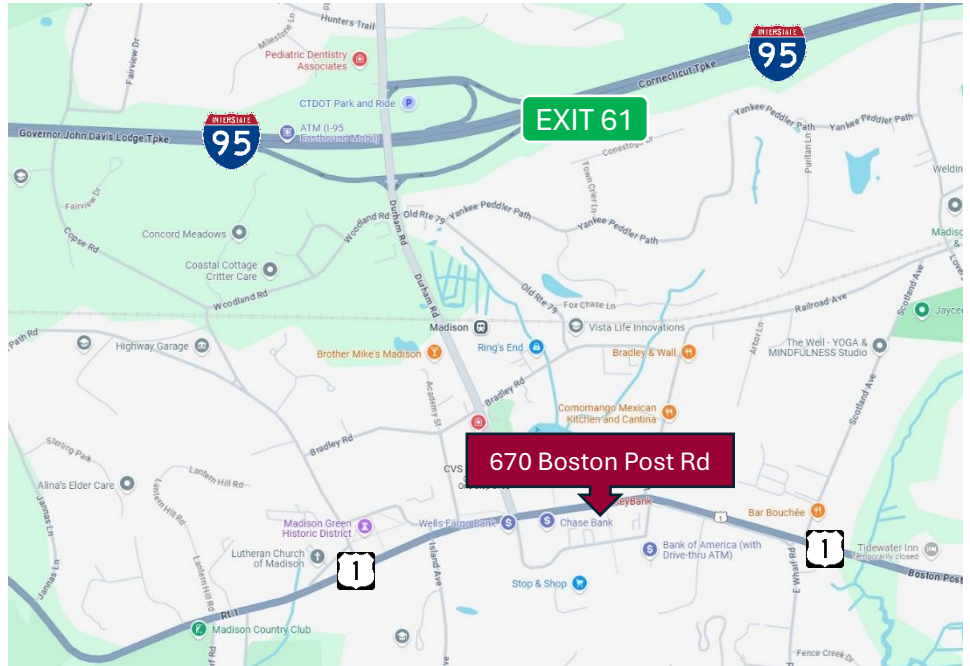
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Rear Employee Parking:



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