



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford

## COMMERCIAL OFFICE CONDO AVAILABLE FOR LEASE

306

1 Bradley Rd, Woodbridge, CT 06525



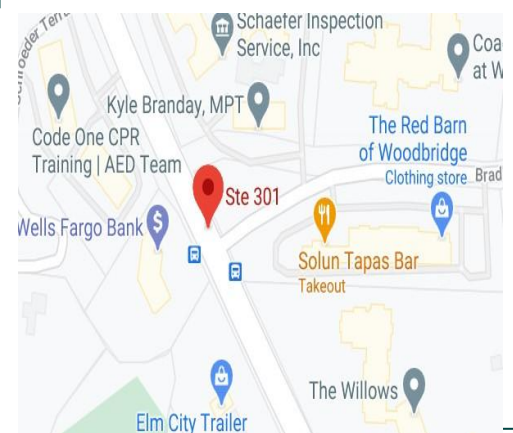
### COMMERCIAL OFFICE CONDO FOR LEASE

- Unit 306 – 515 SF - \$1,000/mo plus util



### Spacious Office Condos

- 1 office plan available
- Move-in condition –
- Less than a mile from Exit 59 – Merritt Pkwy
- Plenty of Parking
- Separate Utilities





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### Property Information

Total Building SF	5,231SF
Available SF	515
Year Built	1988
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Brick/Stone
HVAC	Forced Air/Central A/C
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	TBD
Parking	Parking Lot
Bathrooms	Average
Frontage	253 +/-'
Zoning	DEV1
Assessment	\$188,230
Common Charges	N/A
Mill Rate	41.53
Taxes	Incl in rent
Taxes / SF	Incl in rent

### 1 Bradley Rd, #306, Woodbridge, CT

**Comments:**

Office space with floor plans to include 1-4 offices. Some with break rooms, conference rooms, open admin area. Many different floor plans available for most any professional use. Prestigious office park close to Route 15, this complex offers plenty of parking and a modern vibe with courtyards for outside work or play.

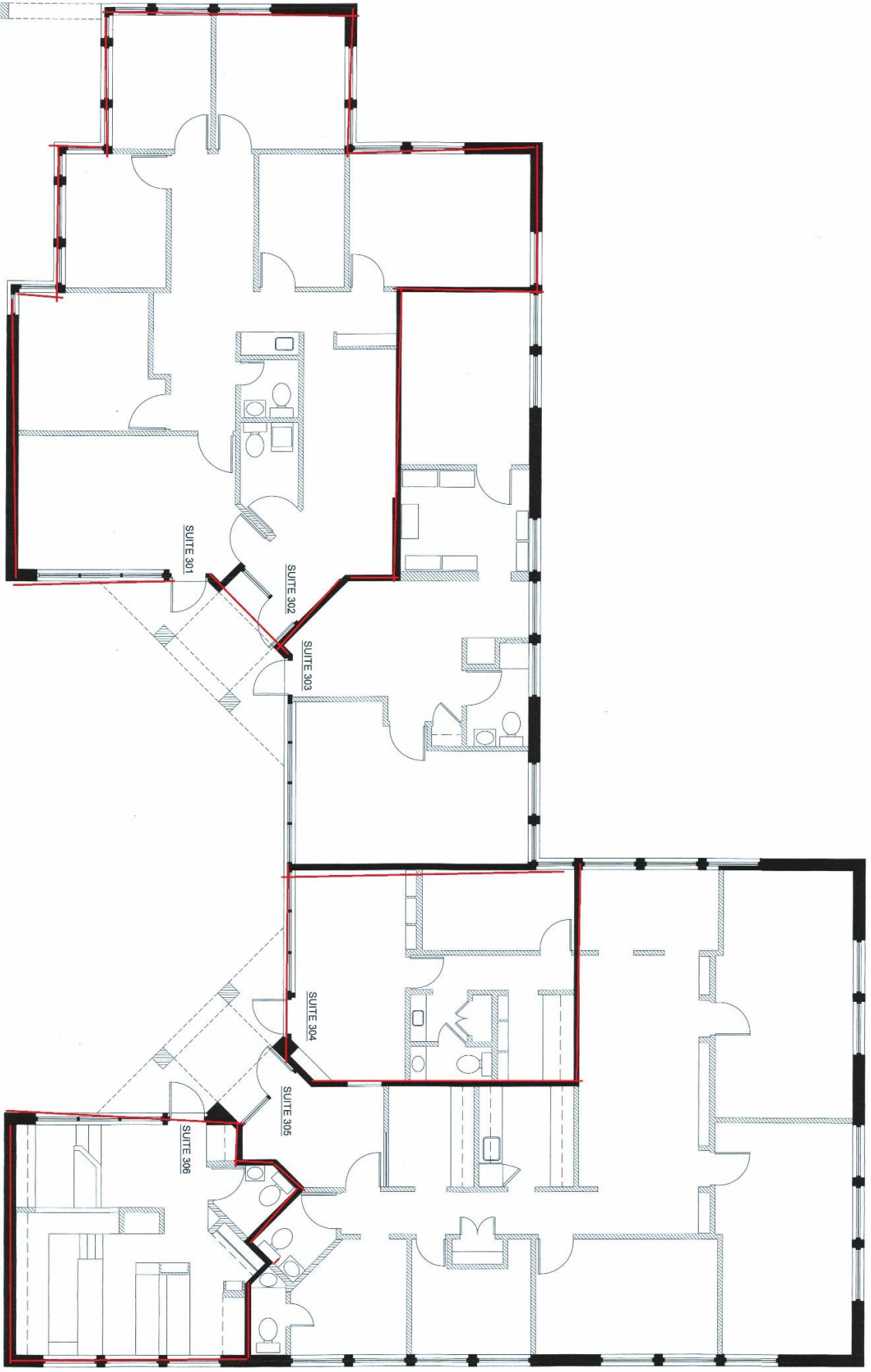
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TENANT LAYOUT



**A-1.0**  
 FILE #  
 DATE 10/23/18

NO.		DATE		REVISION	

**WOODBIDGE OFFICE PARK  
 BUILDING 300  
 ONE BRADLEY ROAD, WOODBRIDGE, CT 06525**

**JAY ALPERT ARCHITECTS AIA P. C.**  
 ONE BRADLEY ROAD #306  
 WOODBRIDGE, CT 06525

**FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

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