



2415 BOSTON POST ROAD

UNIT 13

GUILFORD

A TWO-ROOM OFFICE SUITE AT MARINER'S CORNER

**985.00/Month
GROSS**

FOR LEASE

A 940 SF 2-room suite on the 1st floor of a professional office building on busy Boston Post Road (US-1) in Guilford. Two large rooms with lavs in a common hall. Space has an interior lobby entrance as well as an exterior entry door. Windows & exterior glass door provide copious amounts of natural light. Rent includes all utilities and expenses for the space. Many restaurants, shops and other businesses close by. May possibly be combined with adjacent unit 13A at a negotiated rental rate. Join a great community of professionals at Mariner's Corner. \$985.00/Month Gross.

Present Use: Office

Potential Use: Office

AVAILABILITY

SF Available:	940	Ceiling Height: 9'	OH Doors: NA
SF Available Office:	940	Ceiling Height: 9'	Truck Docks: NA
Minimum Subdivide: 940SF			

BUILDING INFORMATION

Stories:	1	
First Floor Area:	9,561SF	Ceiling Height: 9'
Second Floor Area:	2,358SF	Ceiling Height: 8'
Third Floor Area:	SF	Ceiling Height:
Other Floor Areas:	SF	Ceiling Height:
Office Area:	10,919SF	
Total Floor Area:	11,919SF	
Overhead Doors:	NA	Size:
Truck Dock(s):	NA	Size:
Year Built:	1959, Renovated in 1997	
Condition:	Excellent	
Construction Type:	Wood Frame	
Roof:	Asphalt Shingle/Gabled/Metal	
Lin. Ft. Clear Span:		

LAND

Lot(s):	1	Frontage:	175'
Area SF:	51,424	Depth:	Varies
Acres:	1.18	% Land Coverage:	25
Parking:	Ample	% Building Coverage Permitted:	25
Zoning:	TS-2	Condition of site:	Level/Dry

ASSESSMENT

Land:
Building:
Total:
Mills:
Taxes:

TRANSPORTATION

Bus Service: Yes
Distance: Door
Turnpike: I-95
Exit: 56/57
Distance: 1.2 Miles

UTILITIES

Water: Municipal
Sewer: Septic
Gas: PubCT

POWER

Volts: 110
Amps: 100
Phase: I

MECHANICAL EQUIPMENT

Elevator Size: NA
Heating: Gas/Hot Air
Air Conditioning: Fully
Sprinkler: None
Other Equipment: None



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