

FOR LEASE | 1,000± SF OFFICE SPACE – 2ND FLOOR GREAT LOCATION DIRECTLY ACROSS FROM GUILFORD TOWN GREEN



Andrew Elliot Building, 23 Boston Street, Guilford, CT 06437

LEASE RATE: \$1,400/Month INCLUDES Utilities

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2nd Floor Office Suite with Views of Town Green
- \$1,400/Month Includes Utilities
- Central Heat & A/C
- Great Location Directly Across from Guilford Town Green
- Parking Spaces in Rear Lot Behind Building Plus Street Parking
- Close proximity to Route 1
- Highway access is I-95 Exit 58
- Many area amenities
 - Shopping
 - Banking
 - Dining

For more information contact: [Will Braun](mailto:wbraun@orlcommercial.com) | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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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BUILDING INFORMATION

GROSS BLDG AREA 2,811± SF
AVAILABLE AREA 1,000 – 2nd floor
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1804

SITE INFORMATION

ZONING C-1
PARKING Private parking in rear lot plus street parking
VISIBILITY Excellent
FRONTAGE 68'
HWY ACCESS I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
TYPE OF HEAT Oil, Forced Hot Air
ELECTRIC SERVICE 100 amps

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

UTILITIES

SEWER Septic
WATER Public Connected

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COMMENTS O,R&L Commercial is pleased to offer a conveniently located, charming office space for Lease located across from the Guilford Green in the town of Guilford, CT. The Andrew Elliott building is a historic building with beautiful, antique hardwood floors and views of the town green. The space includes private parking in the rear of the building, ADA accessibility through a 1st floor ramp and shared conference room for meeting clients. The space also features its own private waiting area, 4 offices / rooms, and a private bathroom. Lease Rate: \$1,400/ Month - all utilities are included in the rent.

DIRECTIONS I-95 to Exit 58 to Church St to Broad St to Whitfield St to Boston St



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