



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Lakebrook Medical Center, 5 Pequot Park Road, Westbrook, CT 06498

2 MEDICAL OFFICE SUITES AVAILABLE: 2,261± SF – 2ND FLOOR & 1,630± SF – 1ST FLOOR

LEASE RATE: \$24.50/SF NNN

HIGHLIGHTS

- Traditional Medical Office Building
 - Suite 202 – 2,261± SF on 2nd Floor
 - Suite 302 – 1,630± SF on 3rd Floor
- High-End Tenant Finishes
- Double-Lane Portico for Patient Drop-Off
- Oversized Patient Elevator
- Cardkey Security System
- Abundant Parking 135± Spaces, 5.5/1,000
- Immediately off I-95 Exit 64

Will Braun,  
Cell: 203-804-6001
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J. Richard Lee
Office: 203-488-1555
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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2ND & 3RD FLOOR AVAILABILITY WITH ELEVATOR ACCESS



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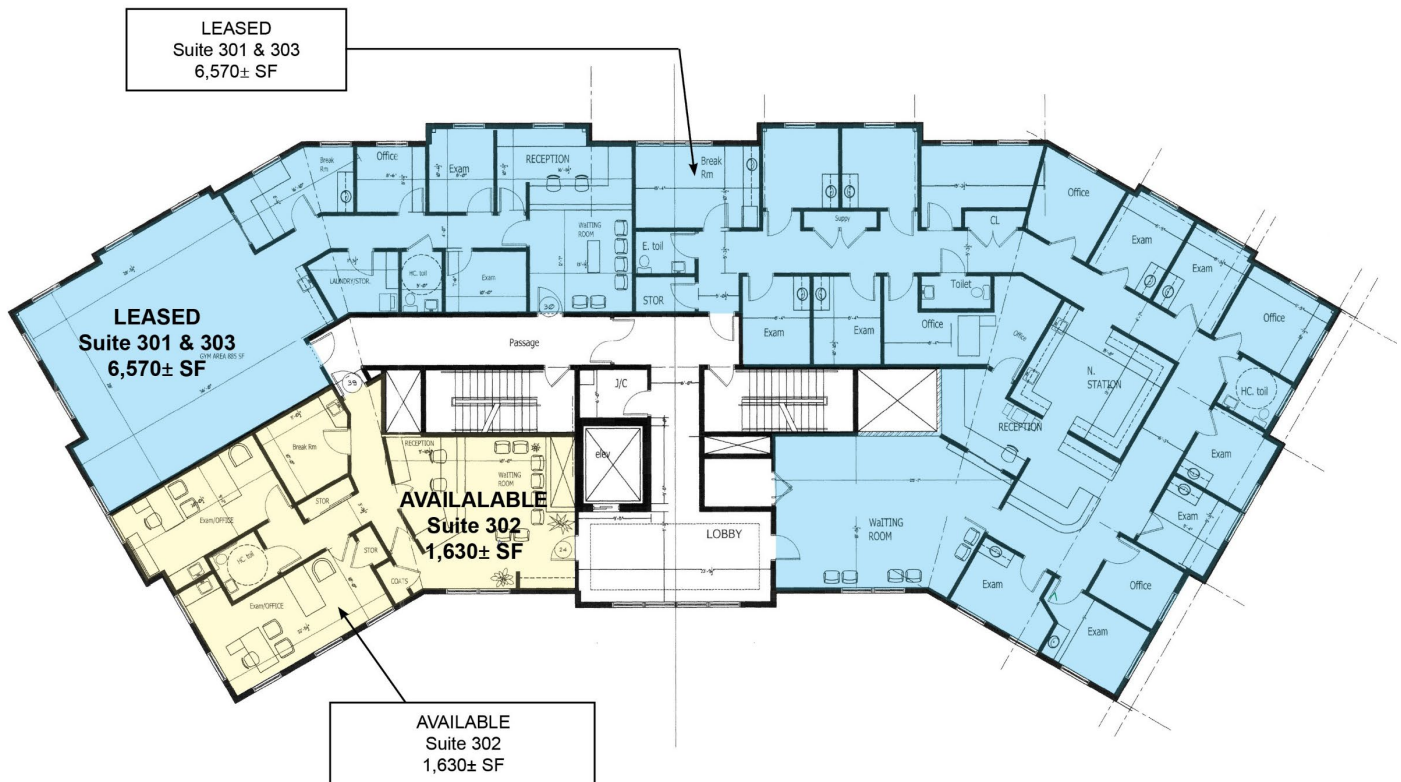
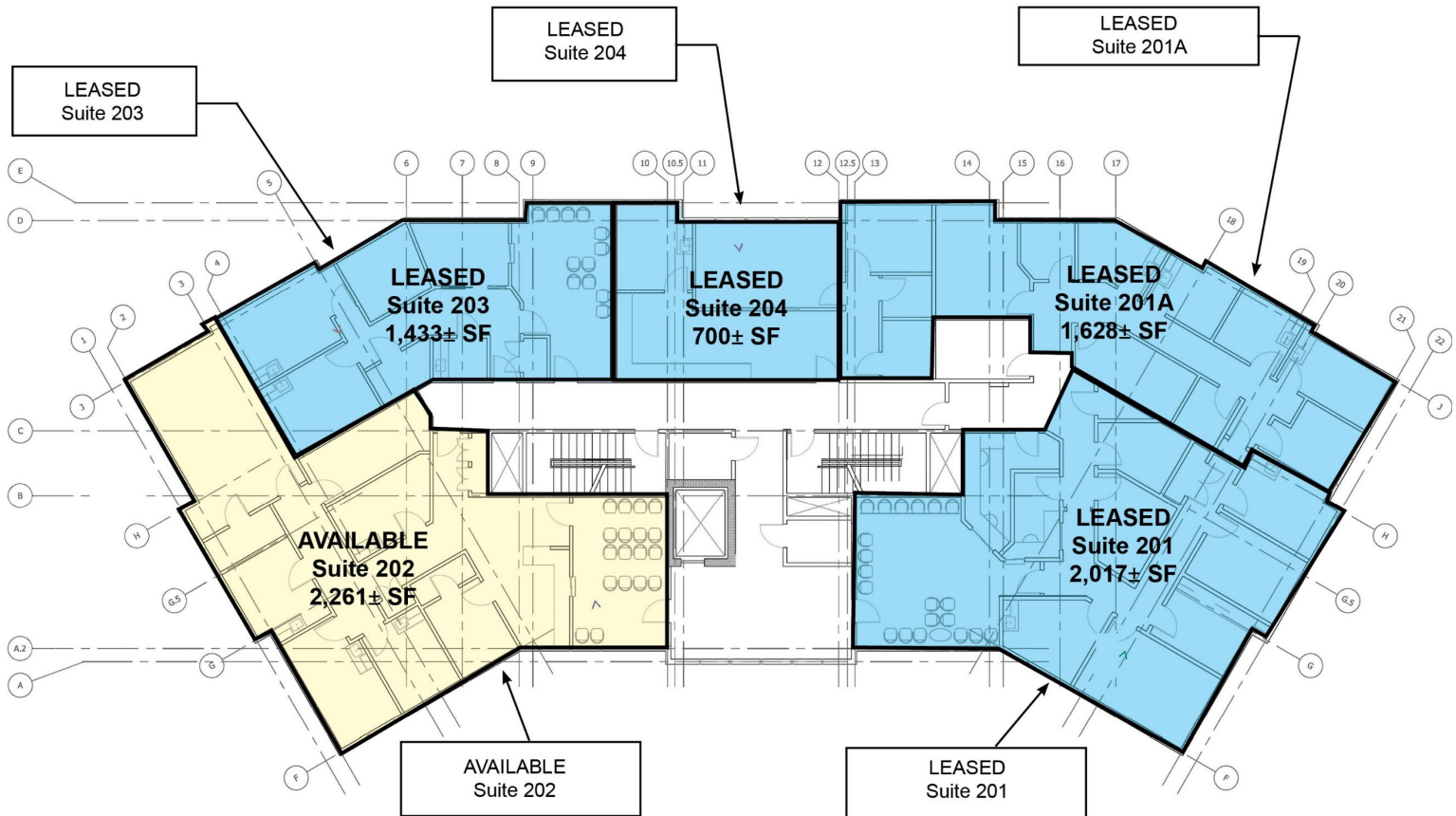
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BUILDING INFORMATION

GROSS BLDG AREA: 24,632± SF

AVAILABLE AREA: 2,261± SF – 2nd Floor & 1,630± SF – 3rd Floor

OF FLOORS/FLOOR PLATE: 3 / 8,600± SF

CONSTRUCTION: Steel

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Electric, Forced Air

SPRINKLERED: Yes, 100%

ELEVATORS/LIGHTING: Yes, 1 - Oversized

SITE INFORMATION

SITE AREA: 4.48± Acres

ZONING: LI

PARKING: 5.5/1,000 - 135± Spaces

SIGNAGE: Lobby, Suite

VISIBILITY/FRONTAGE: Excellent

FRONTAGE: 500' Pequot Park Rd & 320' Horse Hill Rd / Route 145

HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Septic / Public Connected

TAXES

ASSESSMENT: \$3,944,960

MILL RATE: 23.25 (2026 Tax Bill)

TAXES: \$91,720.32 - \$3.72/psf

EXPENSES

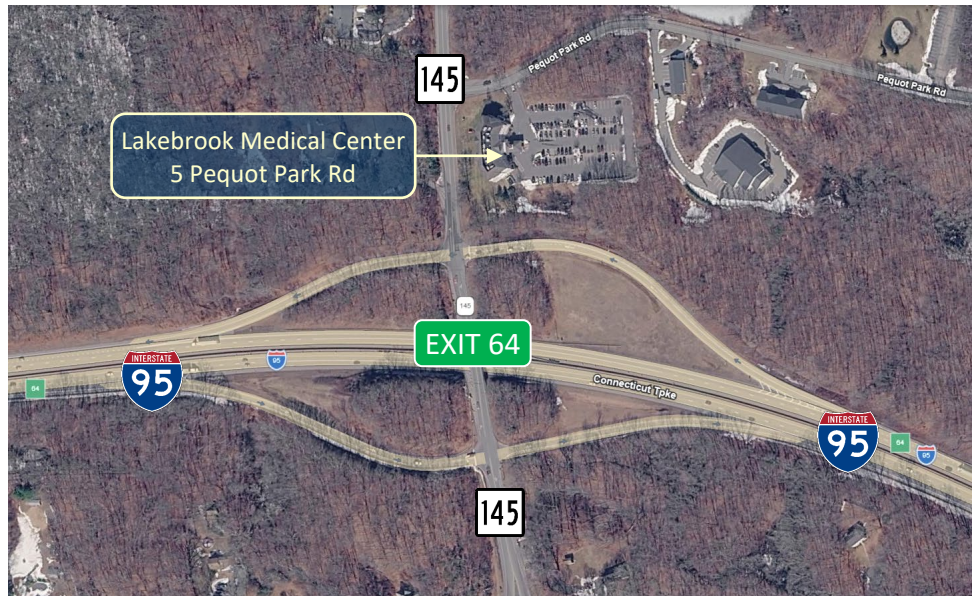
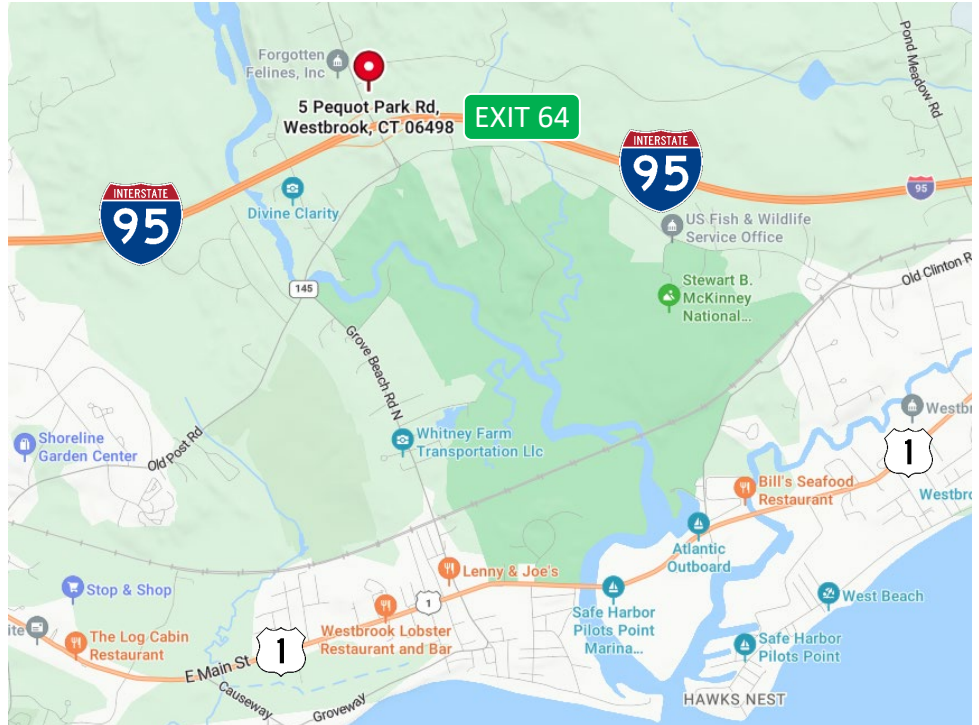
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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