

FOR LEASE | 15,000± SF MEDICAL & OFFICE SPACE

PROFESSIONAL MEDICAL OFFICE BUILDING | ROUTE 1 LOCATION



1445 Boston Post Road, Guilford, CT 06437

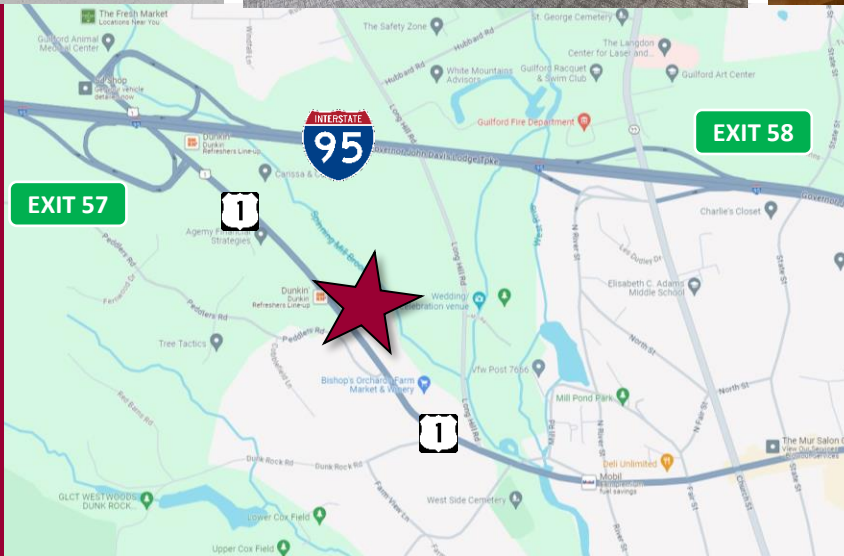
LEASE RATES: Medical Office - \$27.00/SF Gross + Utilities | Office - \$19.00/SF Gross + Utilities

Ranked in Top 50 Commercial Firms in U.S.



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Property Highlights

- 22,686± SF Professional Medical Office Building
- Located on 2.54 Acres (2 parcels) on Route 1
- 15,000± SF for Lease
 - 7,500± SF – 1st Floor
 - 7,500± SF – 3rd Floor
- Building with Elevator
- 65 Parking Spaces, 2.87/1,000 Ratio
- ADT: 11,000± - Route 1
- Access to I-95 at Exit 57

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 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
 Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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 22,686± SF
 AVAILABLE AREA 7,500± SF – 1st Floor
 MAX CONTIGUOUS AREA 7,500± SF – 3rd Floor
 NUMBER OF FLOORS 3
 CONSTRUCTION Masonry
 ROOF TYPE Composite
 YEAR BUILT 1991

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Hot Air
 ELEVATOR(S) Yes

UTILITIES

SEWER Septic
 WATER Public Connected
 GAS Yes

DIRECTIONS

I-95 to Exit 57 to Boston Post Rd
 (Route 1)

SITE INFORMATION

SITE AREA 0.99± acre
 & 1.55± acre rear lot
 ZONING PV-2
 PARKING 65 Spaces, 2.87/1,000
 SIGNAGE Building
 VISIBILITY Excellent
 FRONTAGE 187.3' Feet
 HWY ACCESS I-95
 TRAFFIC COUNT 11,000±

EXPENSES

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

TAXES

ASSESSMENT \$1,470,560
 MILL RATE 25.88
 TAXES \$38,058.10

COMMENTS

O,R&L Commercial is pleased to offer 15,000± SF of Medical / Office space for Lease in a 22,686± SF professional Medical Office building located at 1445 Boston Post Road in the town of Guilford. Availability includes 7,500± SF on the first floor and 7,500± SF on the third floor. Elevator building, ample parking, easy access to highway.

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FIND US ON



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