



FOR LEASE

157 Goose Lane, Guilford, CT

1,500± - 3,128± SF PROFESSIONAL OFFICE SPACE | DIRECTLY OFF I-95

Owned & Managed By



LEASE RATE: Price Upon Request

HIGHLIGHTS

- Full Floor Availability With Natural Light & Multiple Entrances
- Directly off I-95, Exit 59
- Excellent Visibility
- Recent Improvements: New Parking Lot, Curbing, Windows, Signage, and Outdoor Patio Areas
- Turnkey Fit-Out Options Available
- Adjacent to Yale Shoreline Hospital



CONTACT

Will Braun, SIOR®

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | (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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FOR LEASE

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157 Goose Lane, Guilford, CT 06437

1,500± to 3,128± SF PROFESSIONAL OFFICE



- Full Floor Availability up to 3,128 SF
- Ample Natural Light with Three Separate Entrances
- Building Signage Available
- Fully Built-Out Office Space
- Multiple Private Offices, Bullpen, and Kitchenette
- Turnkey Fit-Out Options Available
- New HVAC Units in 2022
- Recently Completed Improvements: New Paving, Curbing, Signage, and Windows
- Heavy Power (800 Amps, 3 Phase)
- Entrance Directly Across from I-95 Ramp (Exit 59)
- Excellent Visibility & Nearby to Route 1



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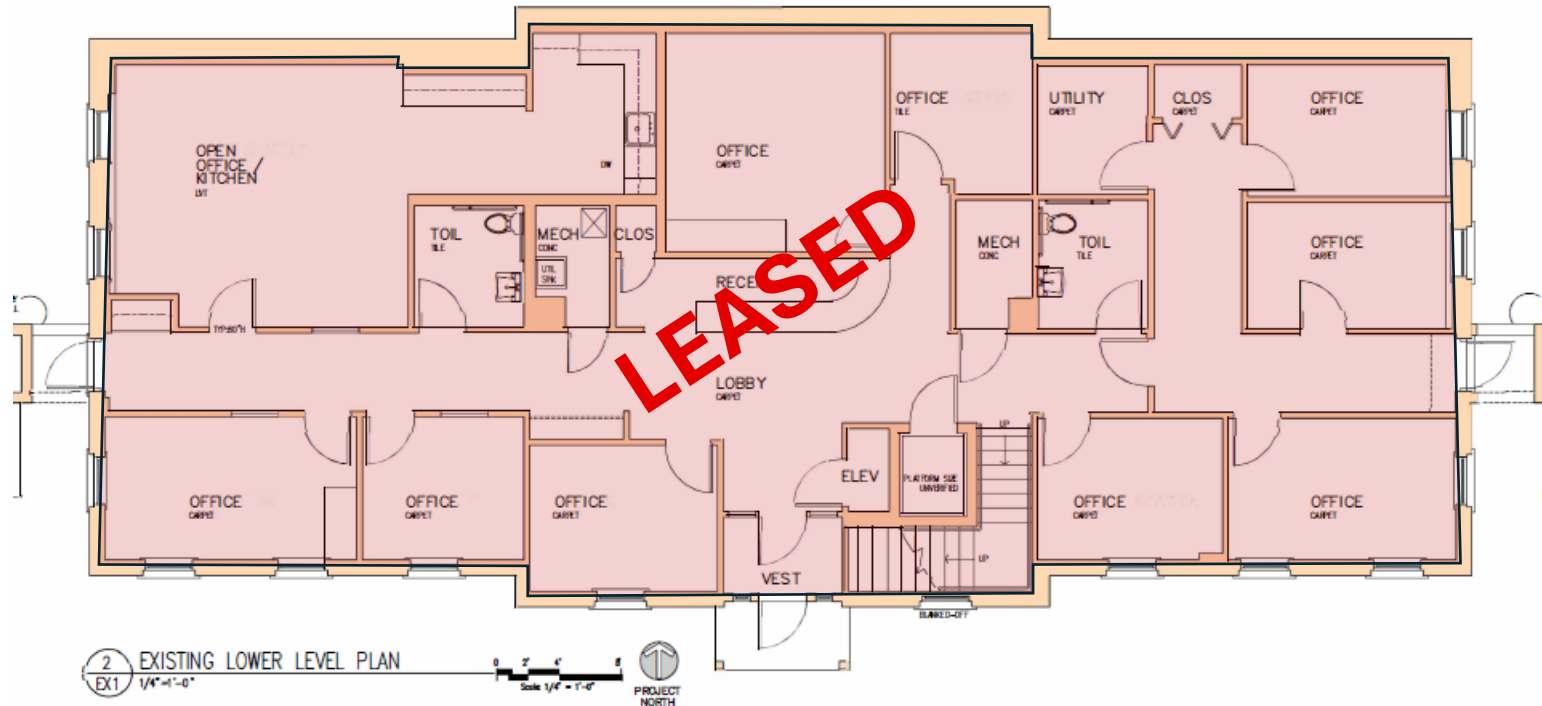
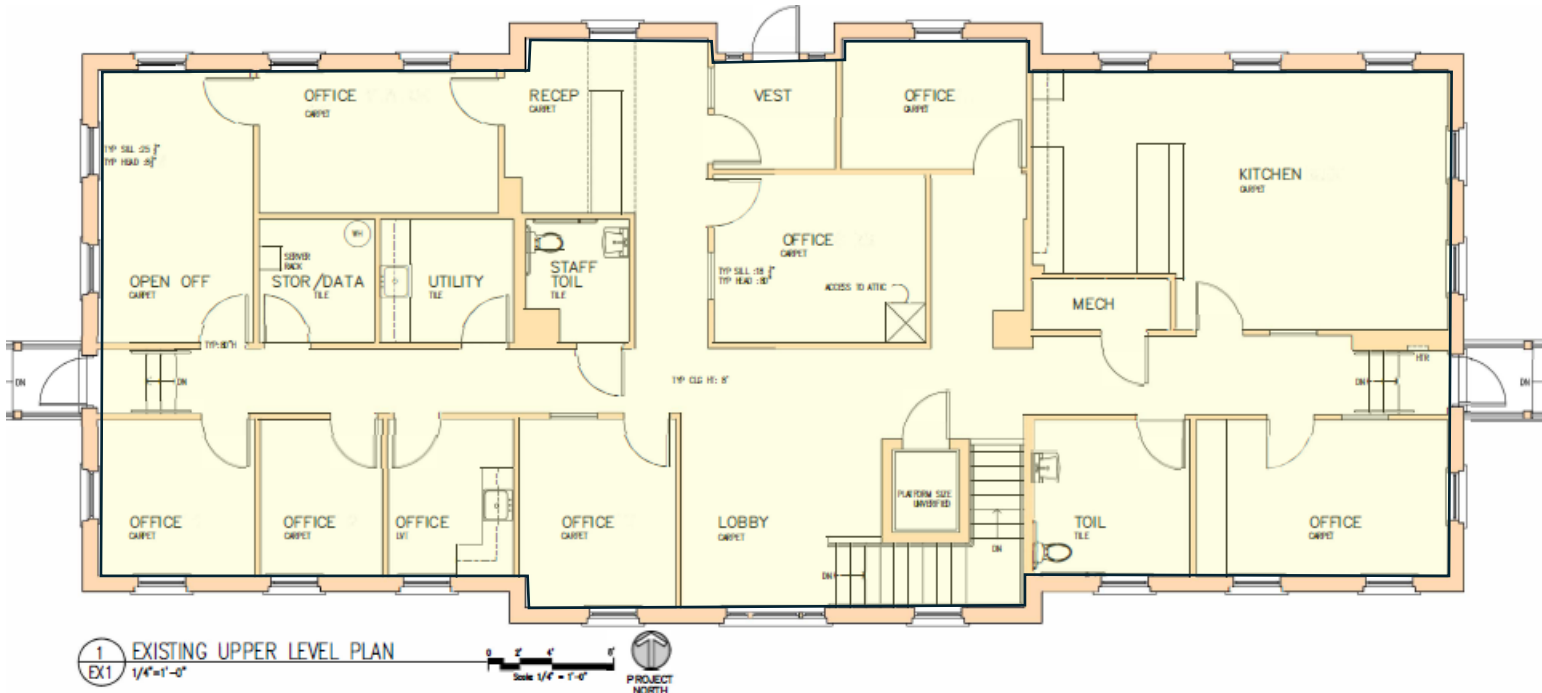
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3,128± SF AVAILABLE – GROUND FLOOR



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1,500± to 3,128± SF PROFESSIONAL OFFICE

BUILDING INFORMATION – 157 Goose Lane

GROSS BLDG AREA: 6,256± SF

AVAILABLE AREA: 3,128± SF

WILL SUBDIVIDE TO: 1,500± SF

OF FLOORS: 2

CONSTRUCTION: Wood Frame, Brick Exterior

ROOF TYPE: Architectural Asphalt Shingles

YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air (New 2022)

TYPE OF HEAT: Natural Gas

FIRE ALARM: Fire-Lite (Full Building)

ELECTRIC/POWER: 800 Amps; 240 Volt, 3 Ph

LIGHTING: LED

SITE INFORMATION

SITE AREA: 2.72± Acres

ZONING: C-2 Commercial

PARKING: 54 Shared Spaces, 4.4/1,000 SF

SIGNAGE: Monument & Building

VISIBILITY: Excellent

FRONTAGE: 170 Feet on Goose Lane

HWY ACCESS: I-95, Exit 59

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Natural

TAXES

ASSESSMENT: \$1,270,640

MILL RATE: 27.65

TAXES: \$35,133.20

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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