

FOR LEASE | 2,846± SF OFFICE SPACE AVAILABLE

2nd FLOOR OFFICE WITH ELEVATOR

724 Boston Post Road, Route 1, Madison, CT 06443

LEASE RATE: \$23.00/SF Gross + Utilities

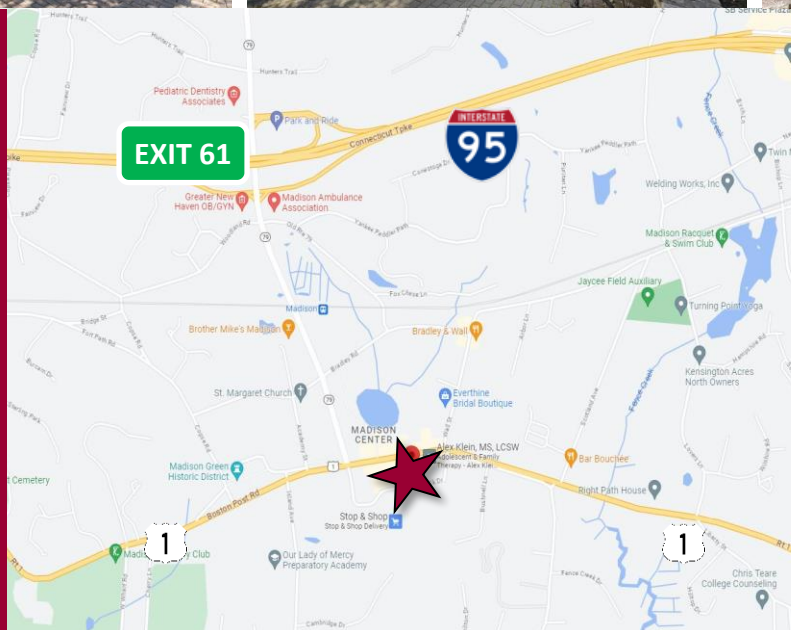


Ranked in Top 50
Commercial Firms in U.S.



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email notifications.



Property Highlights

- 2,846± SF Professional Office Space for Lease
 - Suite 201 & Suite 202
 - Contiguous spaces
- Park-like Pedestrian Plaza with Outdoor Seating
- Basement Storage Available
- Elevator Building
- Ideally Located in Center of Madison's Central Business District
- Immediate Access to I-95 at Exit 61
- Many amenities nearby
 - Banks, Restaurants, Post Office
- Neighboring tenants include KeyBank, Ashley's Ice Cream, Madison Coffee House & others

For more information contact: William Braun | 203-804-6001 Cell, 203-643-1008 Office | 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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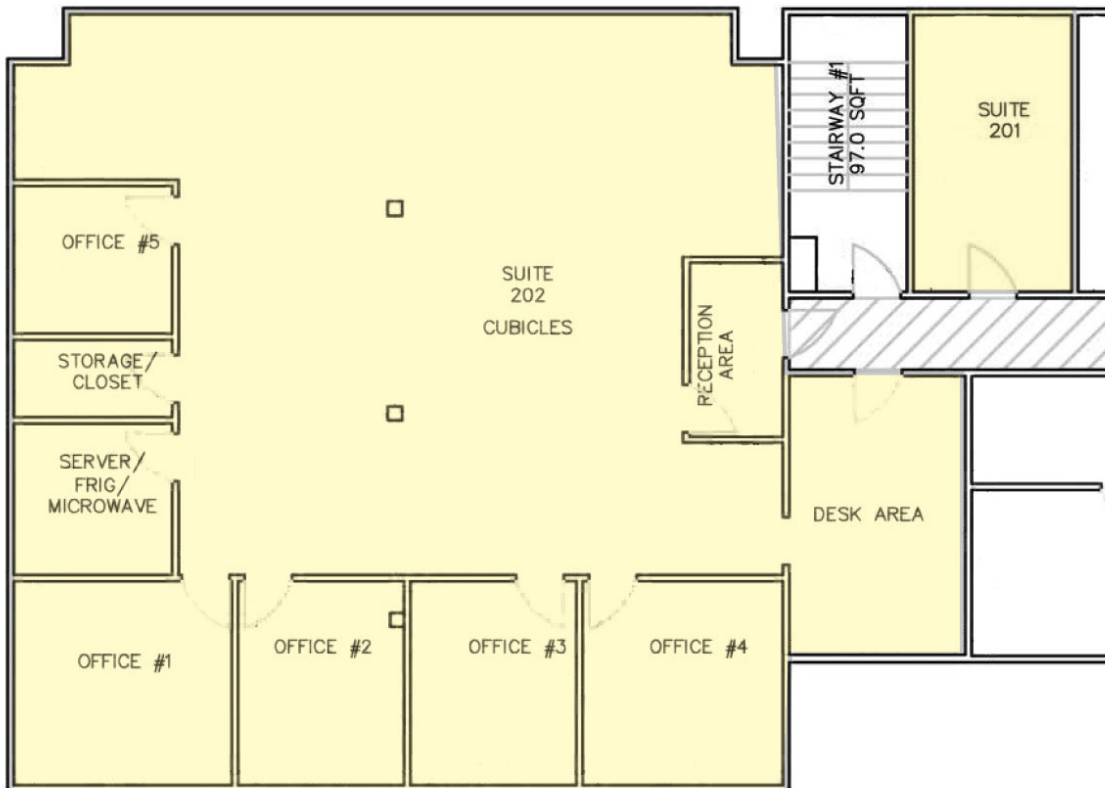
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The Offices at KeyBank
2nd Floor Availability

Suite 202

Suite 201



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BUILDING INFORMATION

RENTABLE BLDG AREA 15,498± SF
RENTABLE AREA 2,846± SF (Contiguous)
AVAILABLE AREA Suite 201 & Suite 202
NUMBER OF FLOORS 3
FLOOR PLATE 1st FL: 7,940± SF
2nd FL: 7,940± SF
3rd FL: 2,940± SF
BASEMENT Available for Storage
CONSTRUCTION Masonry / Brick
ROOF TYPE Flat, Tar & Gravel / Rubber
YEAR BUILT 1969

MECHANICAL EQUIPMENT

AIR CONDITIONING Forced Air, Central A/C
TYPE OF HEAT Natural Gas, Forced Air
ELEVATOR(S) 1
OTHER Full Building Fire Alarm System

DIRECTIONS I-95, Exit 61. Right onto Durham Rd (Rt. 79). Left onto Boston Post Rd (Rt. 1). Property is on the right.

COMMENTS

O,R&L Commercial is pleased to present 2 contiguous suites available for Lease in the sought after Offices at KeyBank building in downtown Madison. The former home to Shore Publishing, the available space is positioned at the end of the building and surrounded by windows, allowing for plenty of natural light. The building has an elevator and is handicap accessible. Located in the center of Madison's charming central business district, one will find banks, the post office, and numerous restaurants and cafes just a short walk away. The ever-popular Madison Coffee House is on the ground level of the building. A large pedestrian courtyard offers a comfortable exterior space for breaks from the office. Ample free parking surrounding the building add to the convenient location.

SITE INFORMATION

SITE AREA 0.48 Acre
ZONING DW
PARKING Ample, free, town parking on Boston Post Rd & in adjacent lot behind building.
SIGNAGE 2 Monuments, Retail building signage, Interior directories for tenants
VISIBILITY Excellent on Route 1
FRONTAGE 94.6' on Route 1
HWY ACCESS I-95, Exit 61 | Route 1
TRAFFIC COUNT 11,100 ADT

UTILITIES

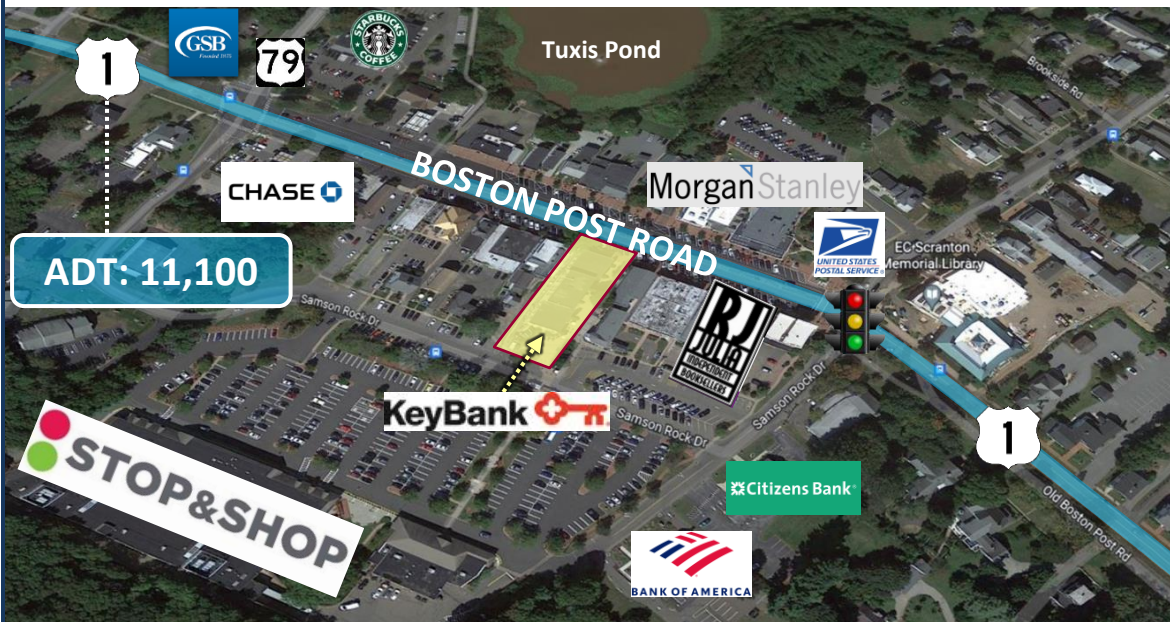
SEWER Septic (2,500 Gallons)
WATER City
GAS Yes

TAXES

ASSESSMENT \$1,595,800
MILL RATE 22.0
TAXES \$35,107.60

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