

FOR LEASE | PROFESSIONAL MEDICAL OFFICE SPACE

LAKEBROOK MEDICAL CENTER | 1 SUITE: 1,630± SF

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

LEASE RATE: \$24.50/SF NNN

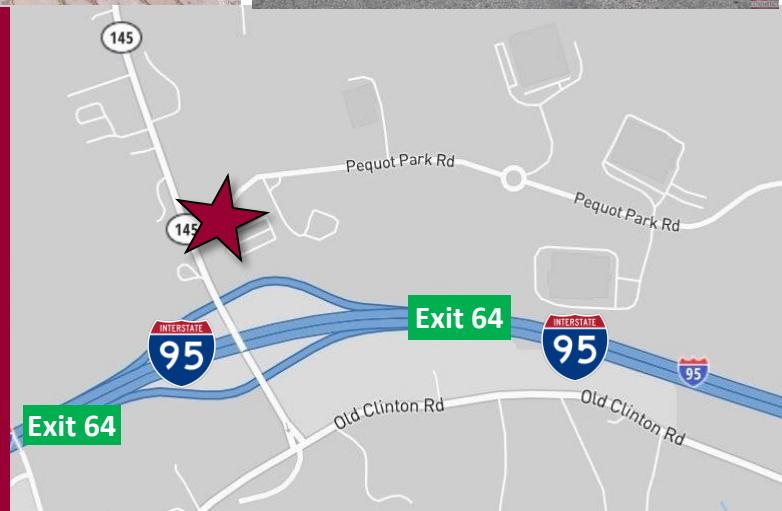
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Property Highlights

- Traditional Medical Office Building for Lease
- 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
- **1 Suite Available: 1,630± SF - 3rd FL**

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

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

2 Summit Place, Branford, CT 06405 • 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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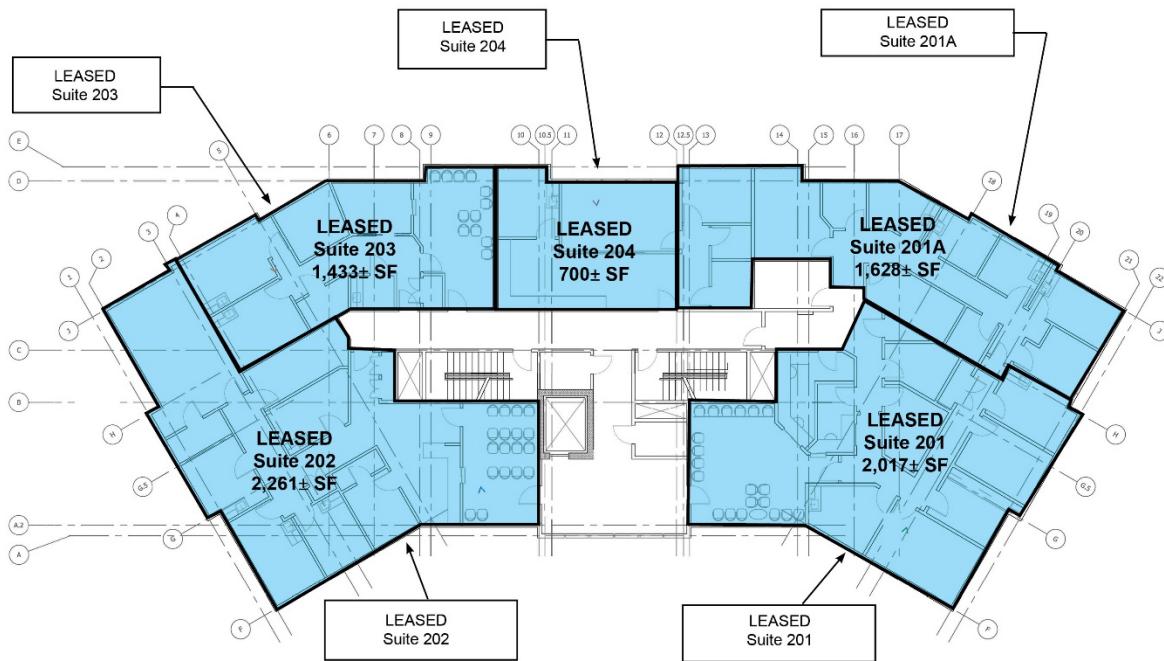
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2nd Floor – 100% Leased



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Available Suites

- 3rd FL: #302 - 1,630± SF

3rd Floor Availability

1,630± SF



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BUILDING INFORMATION

GROSS BLDG AREA 24,632± SF
AVAILABLE AREA 1,630± SF
MAX CONTIGUOUS AREA 1,630± SF
MINIMUM SF AVAILABLE 1,630± SF
NUMBER OF FLOORS 3
FLOOR PLATE 8,308± SF
CONSTRUCTION Steel
ROOF TYPE Asphalt
YEAR BUILT 2007

SITE INFORMATION

SITE AREA 4.48± acres
ZONING TIC
PARKING 5.5/1,000, 135± spaces
SIGNAGE Lobby, Suite
VISIBILITY Excellent
FRONTAGE 500' - Pequot Park Rd
320' - Horse Hill Rd
HWY ACCESS I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED 100%
ELEVATOR(S) 1 Passenger

UTILITIES

SEWER Septic
WATER Public Connected
GAS Public Connected

EXPENSES

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

COMMENTS 24,632± SF Classic New England style 3-story Medical Office building for Lease. This building offers high end tenant finishes, double-lane portico for patient drop-off and convenience, oversized patient elevator, cardkey security system, abundant parking with 135± spaces, and the location – directly off I-95 at Exit 64, is ideally located for easy patient access. Available suites: 1,630± SF on the 3rd Floor.

DIRECTIONS I-95 to Exit 64 to Horse Hill Road to Pequot Park Road to Lakebrook Medical Center



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