

FOR LEASE | MULTIPLE SUITES FROM 993± SF – 2,068± SF PROFESSIONAL OFFICE SPACE ON ROUTE 1 | GUILFORD

669 Boston Post Road (Route 1), Guilford, CT 06437

LEASE RATE: \$19.00/SF Modified Gross

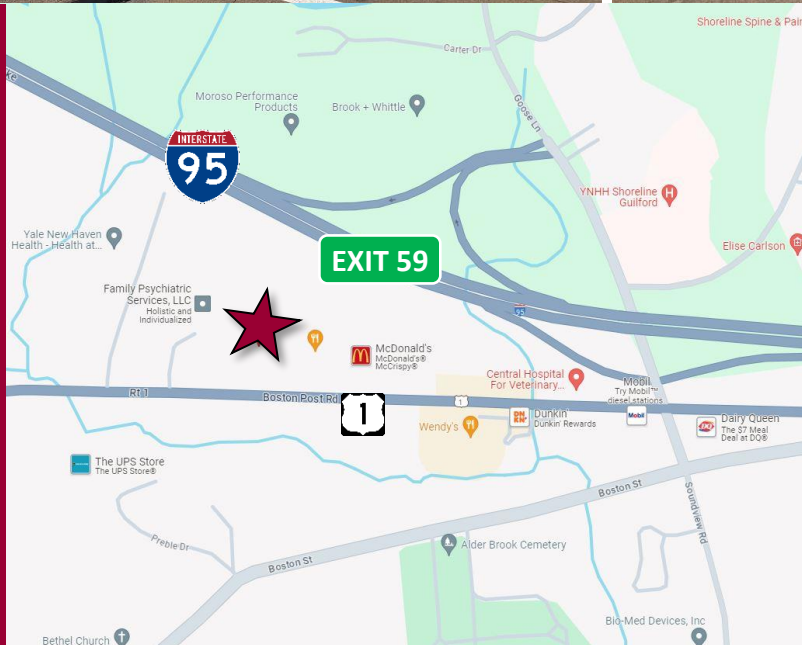


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Professional Office Space for Lease
- **Multiple Suites Available:**
 - Flexible Floor Plan Options
 - Suite #2/3 – 2,067± SF
 - Suite #7 – 993± SF*
 - Suite #8 – 1,075± SF*
- *#7-8 Contiguous – 2,068± SF
- Route 1 / Boston Post Road Location
- Great Access Directly on/off I-95 at Exit 59
- Parking – 4/1,000 SF
- ADT: 13,000±
- Many area amenities

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@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

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BUILDING INFORMATION

GROSS BLDG AREA 10,864± SF
AVAILABLE AREA 4,135± SF
MAX CONTIGUOUS AREA 2,068± SF
MINIMUM AREA 993± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1956 - Renovated

SITE INFORMATION

SITE AREA 1.52± Acres
ZONING TS
PARKING Open Parking, 4/1,000 SF
SIGNAGE On Building
VISIBILITY Great
FRONTAGE 110.5'
HWY ACCESS I-95, Exit 59
TRAFFIC COUNT 13,000± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air

UTILITIES

SEWER Septic
WATER Public Connected
GAS Yes

EXPENSES

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

TAXES

ASSESSMENT \$873,719
MILL RATE 26.58
TAXES \$23,223.46

COMMENTS O,R&L Commercial is pleased to present multiple Office suites for Lease located in a 10,864± SF professional office building. There are 3 suites available ranging from 993± SF up to 2,068± SF with flexible floor plan options. The property is well located in the center of Guilford's Downtown Central Business District with convenient access to I-95 North and South. Parking: 4/1,000 SF.

DIRECTIONS I-95 to Exit 59 for Goose Lane to Boston Post Road / Route 1.

Property Highlights

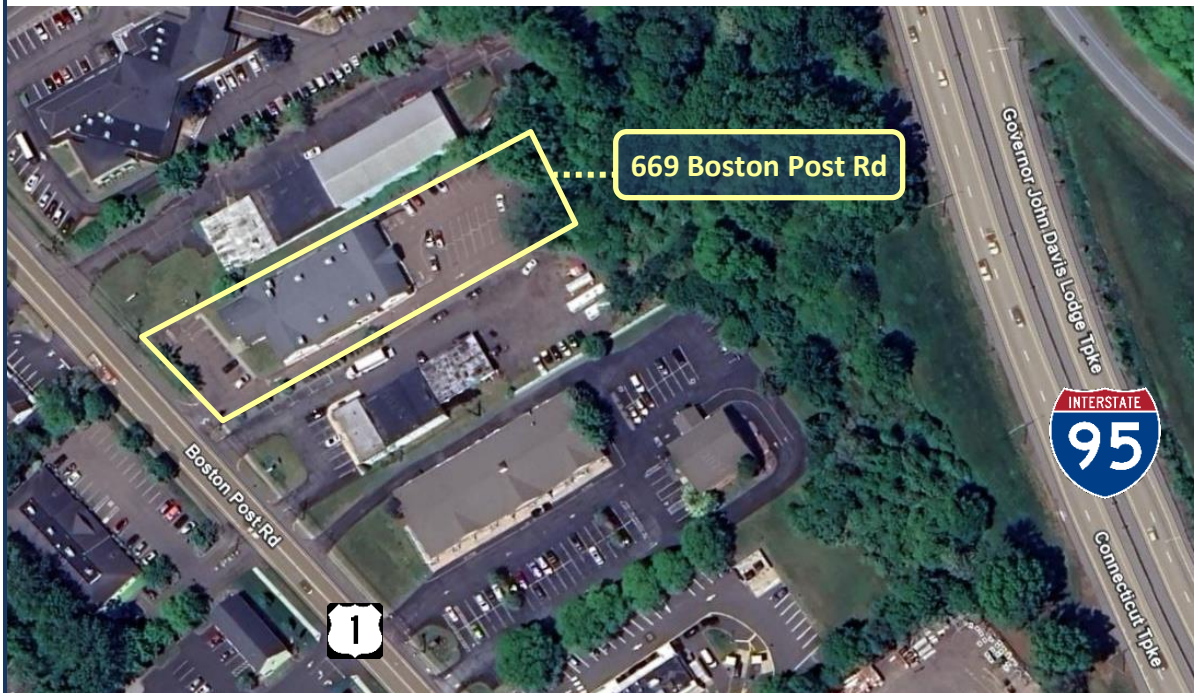
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 - Shopping
 - Banking
 - Dining



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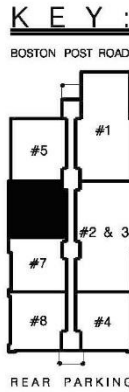
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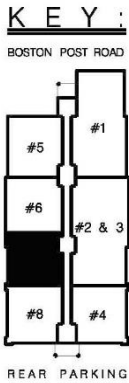
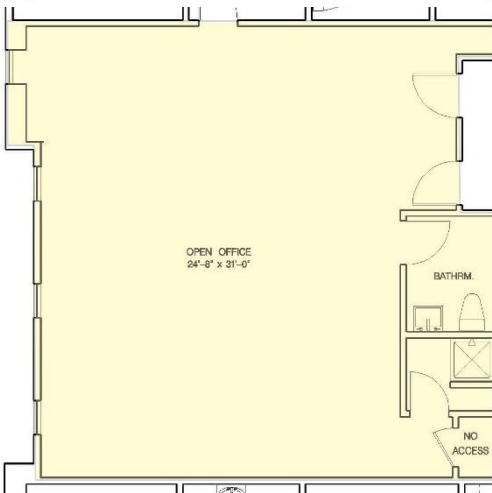


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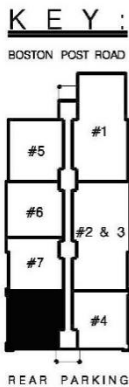
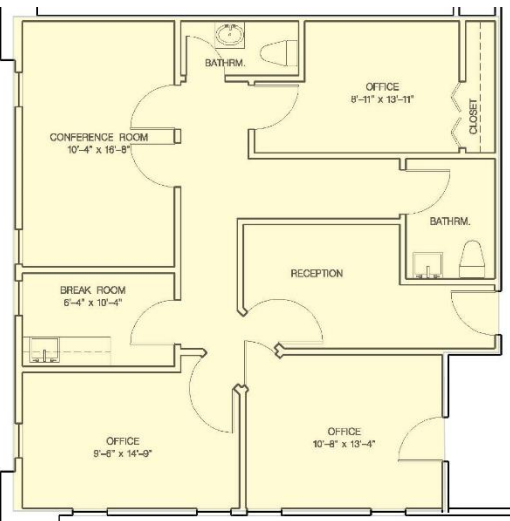
Unit #'s 7 & 8 – 2,068± SF Contiguous



Unit #6 – 1,080± SF



Unit #7 – 993± SF Contiguous



Unit #8 – 1,075± SF Contiguous

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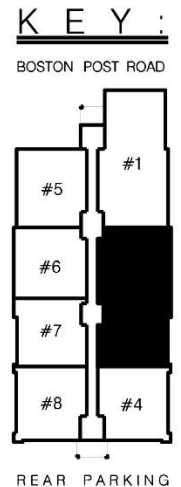
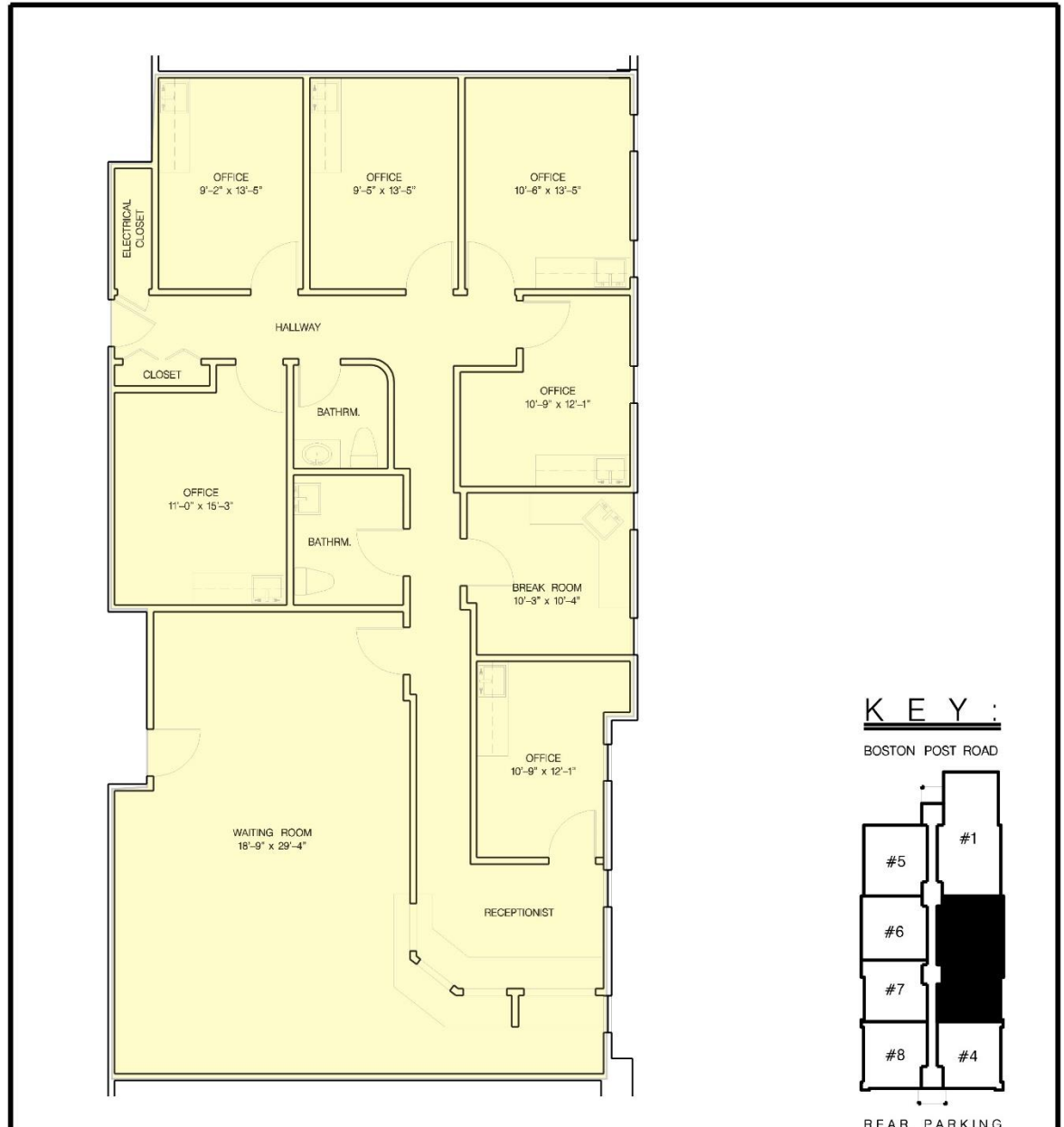
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Unit #2 & 3 – 2,067± SF
Available for Lease



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COMMERCIAL BUILDING
669 BOSTON POST ROAD
GUILFORD, CT

SQUARE FOOTAGE - 2,067 SF

TENANT SPACE

DRAWING NOT TO SCALE

2&3

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