



Ranked in Top 50

Commercial Firms in U.S.



# FOR LEASE

#6 & #8 Post Office Square, Clinton, CT

1,304± RSF up to 2,999± RSF RETAIL / OFFICE SPACE FOR LEASE

**LEASE RATE: \$17.00/SF NNN**

## HIGHLIGHTS

- 2,999± RSF Retail / Office Space for Lease
  - 1,304± RSF 1<sup>st</sup> Floor Retail/Office space
  - 1,695± RSF Retail/Office Space in Lower Level
- Rear Parking Lot & Street Parking

## CONTACT

**Frank Hird,**  **SIO R®**

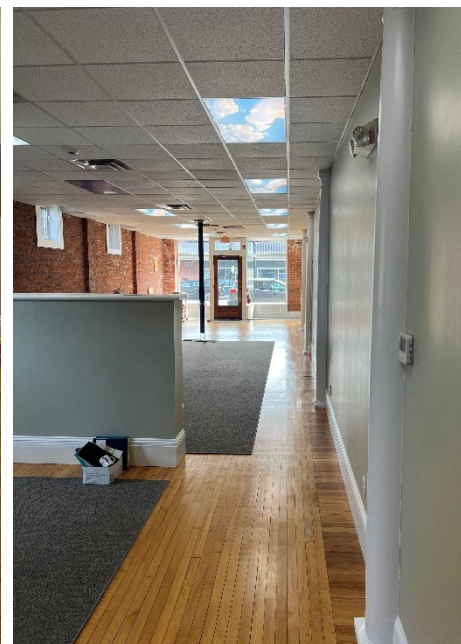
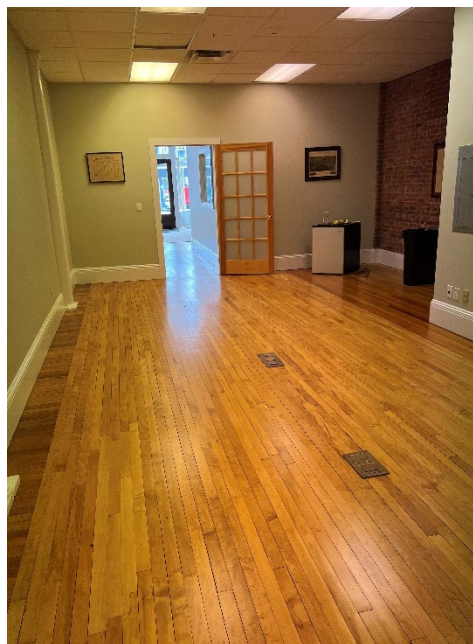
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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](mailto:rlee@orlcommercial.com) | License: REB.0758300

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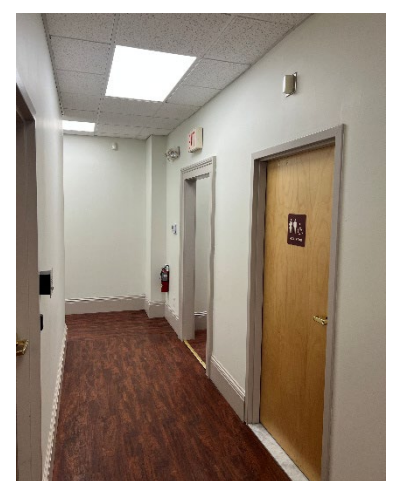
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**LEASE RATE: \$17.00/SF NNN**

**1,304± RSF 1<sup>ST</sup> FLOOR RETAIL / OFFICE SPACE**

**1,695± RSF LOWER LEVEL RETAIL / OFFICE SPACE**

**#6 & #8 Post Office Square, Clinton, CT 06413**



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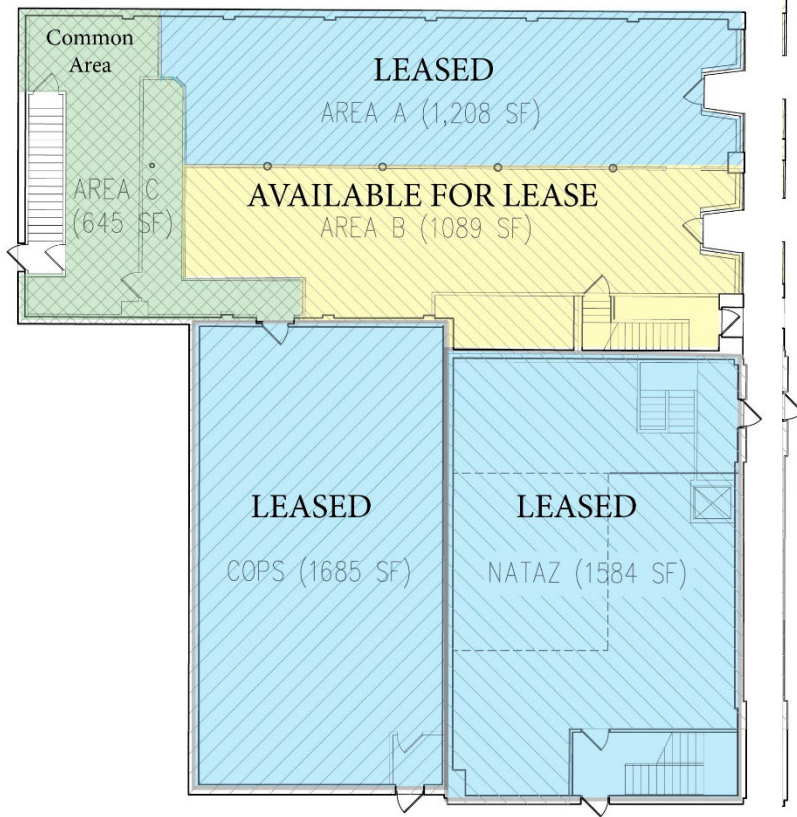
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**1,304± RSF 1<sup>ST</sup> FLOOR OFFICE / RETAIL SPACE**

**1,695± RSF LOWER LEVEL RETAIL / OFFICE SPACE**

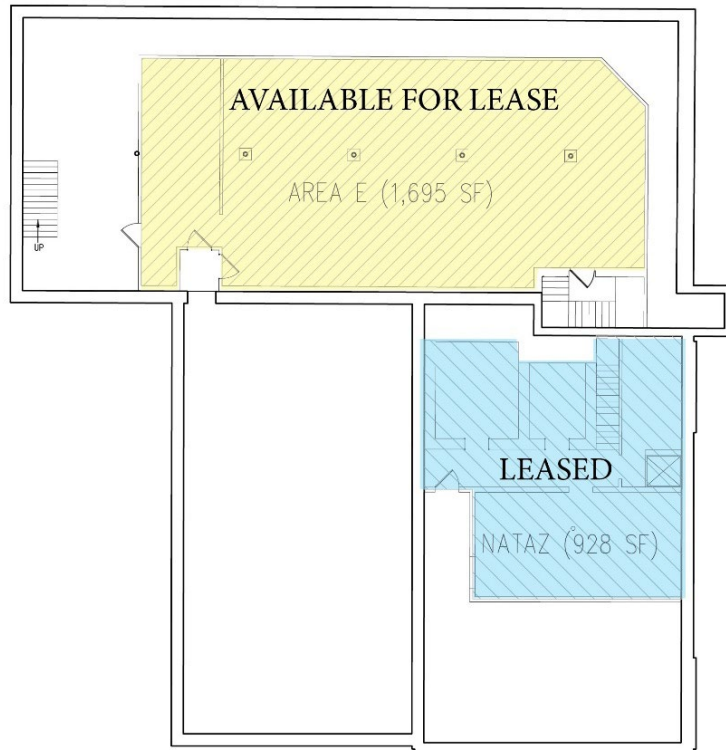
**#6 & #8 Post Office Square, Clinton, CT 06413**

**FOR LEASE** 



**FIRST FLOOR PLAN**

○ 1,304± RSF AVAILABLE



**LOWER LEVEL FLOOR PLAN**

- 1,695± RSF AVAILABLE



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## BUILDING INFORMATION

**GROSS BLDG AREA:** 12,399± SF

**AVAILABLE:** 2,999± RSF Total,

1,304± RSF on 1<sup>ST</sup> Floor

1,695± RSF on Lower Level

**# OF FLOORS:** 2 Stories

**CONSTRUCTION:** Brick, Masonry

**ROOF TYPE:** PVC & EPDM2017

**YEAR BUILT/RENOVATED:** 1923 / 2018

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air Individually Metered

**ELECTRIC:** 800amps, Individually Metered

## SITE INFORMATION

**SITE AREA:** 0.20 Acre & 0.26 Acre

**ZONING:** B-3

**PARKING:** Rear Lot & Street Parking

**VISIBILITY:** Excellent on Route 1

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 12,678±

**CLINTON TRAIN STATION:** Direct Pedestrian Access

## UTILITIES

**WATER:** Public Connected

**SEWER:** Septic

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$985,080

**MILL RATE:** 31.14

**TAXES:** \$30,675.40 (July 2025 / Jan 2026)

## EXPENSES

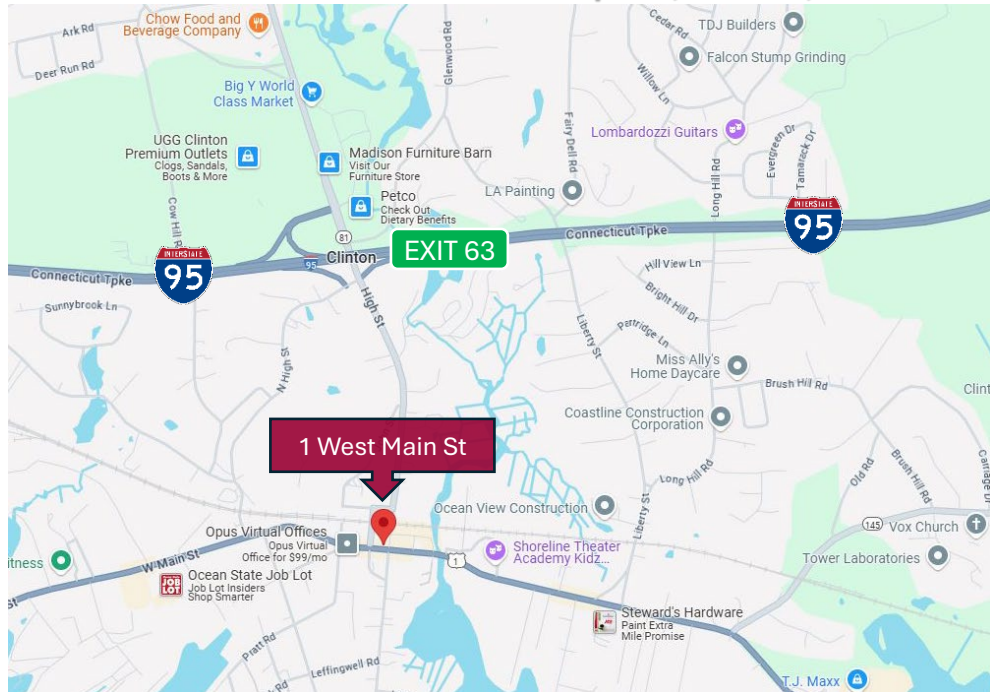
**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



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