



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

724 BOSTON POST ROAD, MADISON, CT 06443 | ROUTE 1 LOCATION
2,500± SF END CAP OFFICE SPACE | 2ND FLOOR WITH ELEVATOR

LEASE RATE: \$25/SF Gross + Utilities

HIGHLIGHTS

- Landmark KeyBank Building - Downtown Madison
- 2,500± SF End Cap Office For Lease
 - Suite 202 – 2nd Floor – Elevator Access
- Park-like Pedestrian Plaza with Outdoor Seating
- Basement Storage Available
- Ideally Located in Center of Madison's Central Business District
- Neighboring Tenants Include: KeyBank, Ashley's Ice Cream, Madison Coffee House & Others

CONTACT

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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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BUILDING INFORMATION

GROSS BLDG AREA: 15,498± SF

AVAILABLE AREA: 2,500± SF End Cap – Suite 202

OF FLOORS: 3

FLOOR PLATES: 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: Central Air

HEAT: Forced Air, Natural Gas

ELEVATORS: 1

OTHER: Full Building Fire Alarm System

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 Monument Signs, Retail Building Signage, Interior Directories for Tenants

VISIBILITY: Excellent on Route 1

FRONTAGE: 94.6 Feet on Route 1

HWY ACCESS: I-95, Exit 61

TRAFFIC COUNT: 12,200±

UTILITIES

SEWER: Septic (2,500 Gallons)

WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,595,800

MILL RATE: 22.43

TAXES: \$35,793.80 (2025 tax bill)

EXPENSES

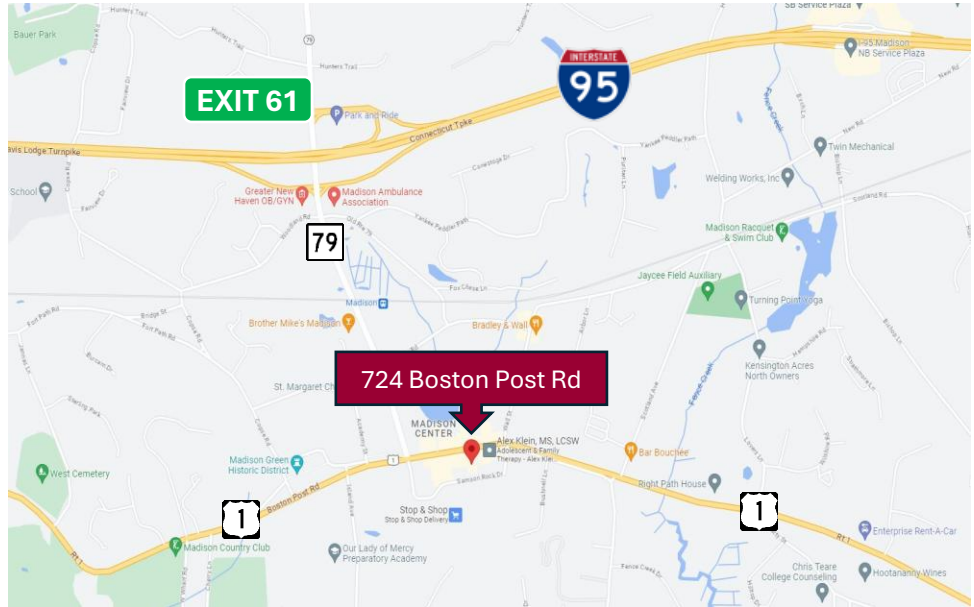
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

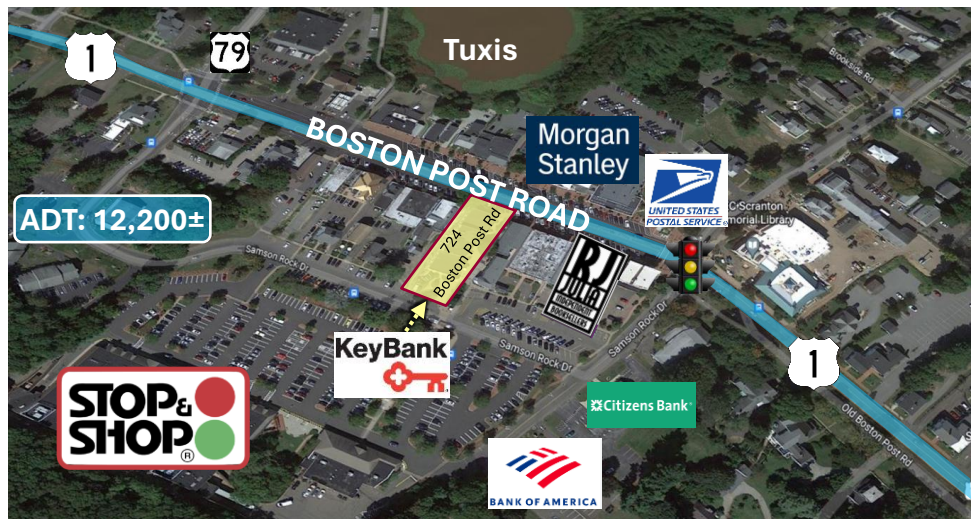
INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



O,R&L Commercial is pleased to present sought after Office space at the KeyBank building in downtown Madison. Availability includes 2,500± SF end cap office space on 2nd floor with elevator access. 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 adds to the convenient location.



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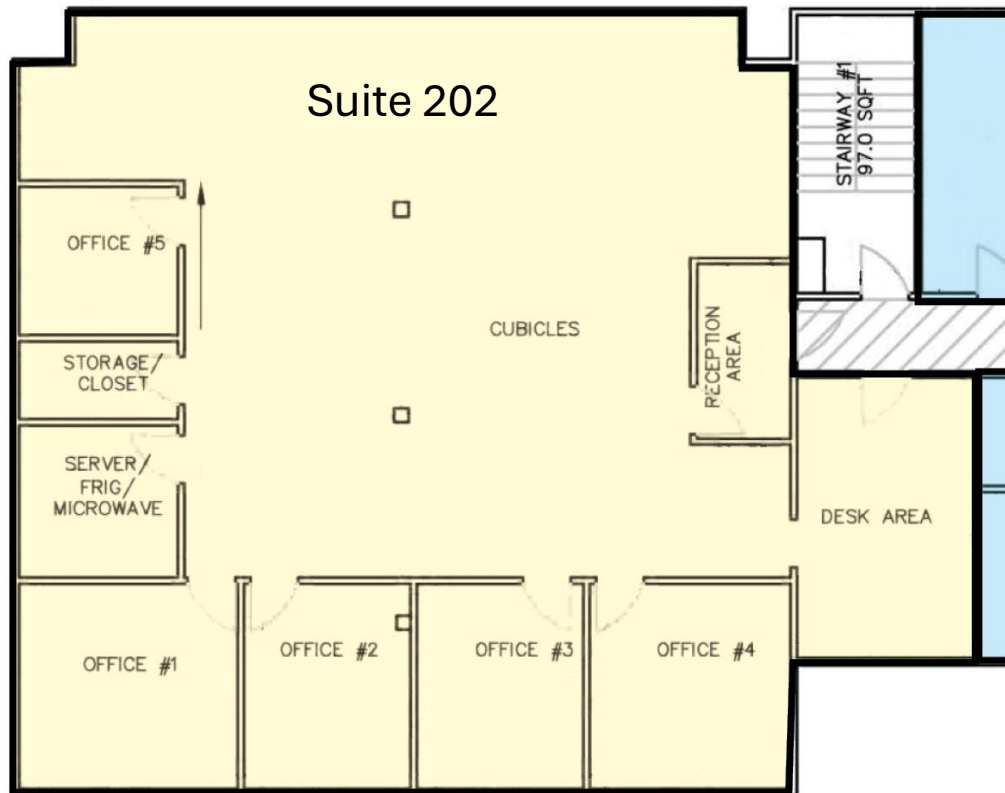
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