

## FOR LEASE | PROFESSIONAL MEDICAL OFFICE SPACE

### LAKEBROOK MEDICAL CENTER | 2 SUITES: 1,433± SF & 1,630± SF

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

LEASE RATE: \$24.50/SF NNN

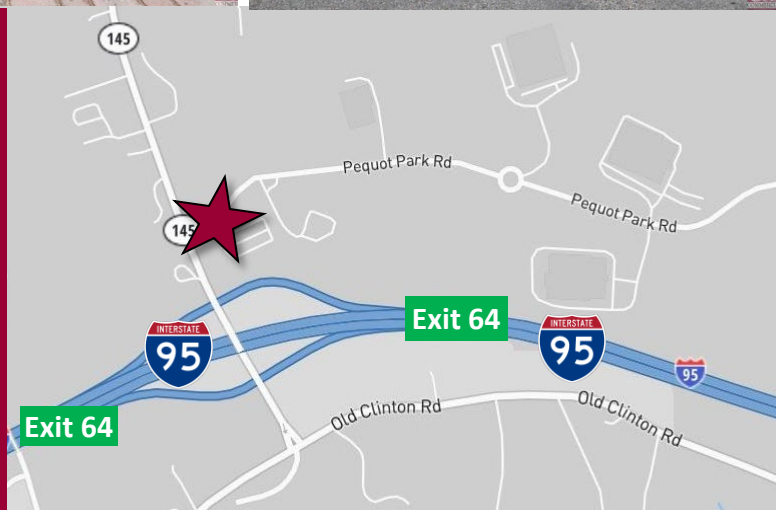


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#### Property Highlights

- 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
- **2 Suites Available:**  
**1,433± SF - 2<sup>nd</sup> FL, 1,630± SF - 3<sup>rd</sup> FL**

For more information contact:

Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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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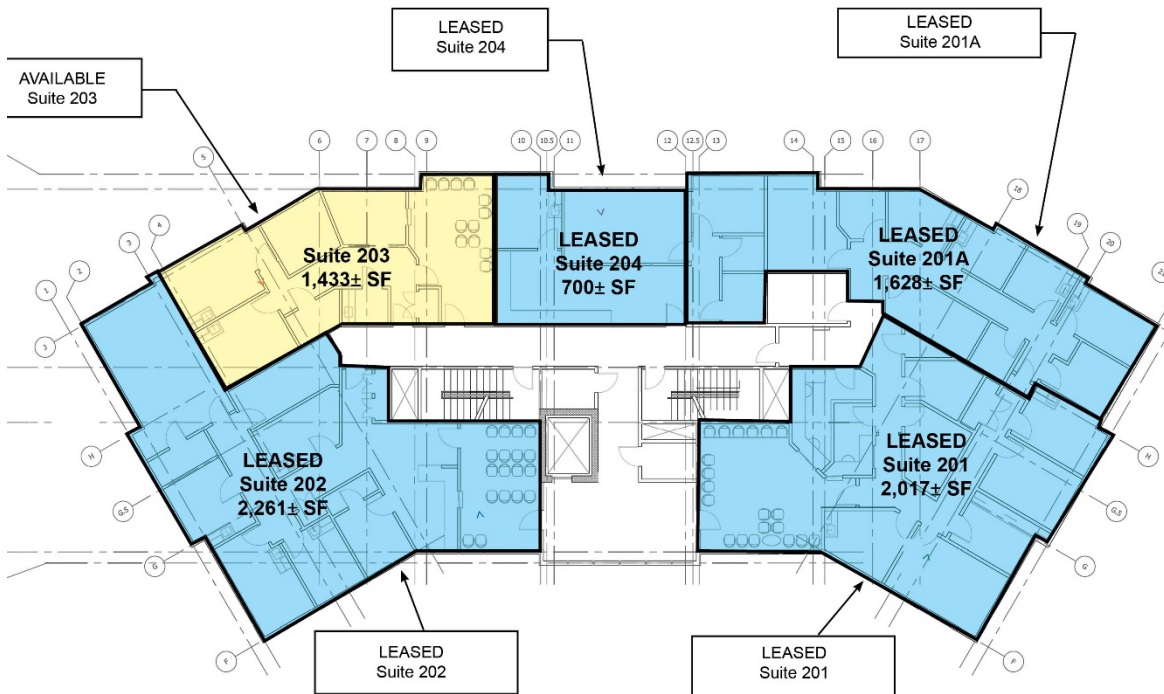
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### 2<sup>nd</sup> Floor Availability 1,433± SF



### 3<sup>rd</sup> Floor Availability 1,630± SF



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### Available Suites

- 2<sup>nd</sup> FL: #203 - 1,433± SF
- 3<sup>rd</sup> FL: #302 - 1,630± SF

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### BUILDING INFORMATION

GROSS BLDG AREA 24,632± SF  
AVAILABLE AREA 3,063± SF  
MAX CONTIGUOUS AREA 1,630± SF  
MINIMUM SF AVAILABLE 1,433± 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

### UTILITIES

SEWER Septic  
WATER Public Connected  
GAS Public Connected

### MECHANICAL EQUIPMENT

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

### 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: 1,433± SF on 2<sup>nd</sup> Floor and 1,630± SF on the 3<sup>rd</sup> Floor.

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

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