

# FOR LEASE | 1,000± SF OFFICE SPACE – 2<sup>ND</sup> FLOOR

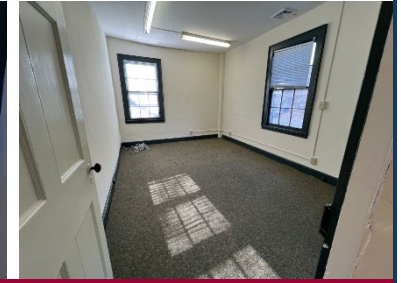
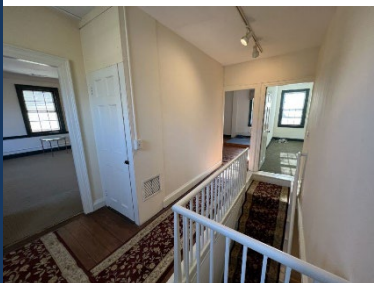
## GREAT LOCATION DIRECTLY ACROSS FROM GUILFORD TOWN GREEN



Andrew Elliot Building, 23 Boston Street, Guilford, CT 06437

LEASE RATE: \$1,400/Month + Utilities

Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 2<sup>nd</sup> Floor Office Suite with Views of Town Green
- \$1,400/Month + Utilities
- Central Heat & A/C
- Great Location Directly Across from Guilford Town Green
- Parking Spaces in Rear Lot Behind Building Plus Street Parking
- Close proximity to Route 1
- Highway access is I-95 Exit 58
- Many area amenities
  - Shopping, Banking, & Dining

For more information contact: Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

Nick Leone | 203-903-6709 | [nleone@orlcommercial.com](mailto:nleone@orlcommercial.com) | 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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### BUILDING INFORMATION

GROSS BLDG AREA 2,811± SF  
AVAILABLE AREA 1,000 – 2<sup>nd</sup> floor  
NUMBER OF FLOORS 2  
CONSTRUCTION Wood Frame  
ROOF TYPE Asphalt Shingles  
YEAR BUILT 1804

### SITE INFORMATION

ZONING C-1  
PARKING Private parking in rear lot plus street parking  
VISIBILITY Excellent  
FRONTAGE 68'  
HWY ACCESS I-95

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central  
TYPE OF HEAT Oil, Forced Hot Air  
ELECTRIC SERVICE 100 amps

### EXPENSES

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

### UTILITIES

SEWER Septic  
WATER Public Connected

**COMMENTS** O,R&L Commercial is pleased to offer a conveniently located, charming office space for Lease located across from the Guilford Green in the town of Guilford, CT. The Andrew Elliott building is a historic building with beautiful, antique hardwood floors and views of the town green. The space includes private parking in the rear of the building, ADA accessibility through a 1<sup>st</sup> floor ramp and shared conference room for meeting clients. The space also features its own private waiting area, 4 offices / rooms, and a private bathroom. Lease Rate: \$1,400/ Month + Utilities

**DIRECTIONS** I-95 to Exit 58 to Church St to Broad St to Whitfield St to Boston St

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