



17 WOODLAND ROAD

2ND FLOOR

MADISON

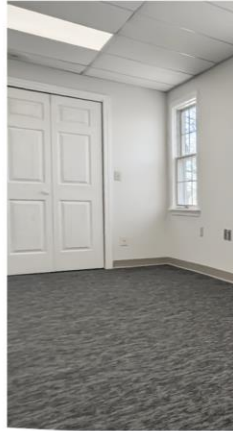
500 SF 2ND FLOOR PROFESSIONAL OFFICE

CLOSE TO I-95 IN MADISON

**\$890.00/Month
GROSS**

FOR LEASE

500 SF of 2nd floor professional office space in a beautifully maintained office complex in a highly desirable location. Office features a small vestibule/reception area and large L-shaped office with a window-lined alcove and storage closet. Building entrance has elevator to second floor. Clean and bright. Plentiful parking. Close to downtown Madison restaurants and shops. Proximate to I-95, Route 1 and the train station. Flexible terms. \$890.00/Month GROSS



Present Use: Formerly a Therapists Office
Potential Use: Any professional small office use

AVAILABILITY

| | | | | | |
|----------------------|-------|-----------------|----|--------------|----|
| SF Available: | 500 | Ceiling Height: | 8' | OH Doors: | -- |
| SF Available Office: | 500 | Ceiling Height: | 8' | Truck Docks: | -- |
| Minimum Subdivide: | 500SF | | | | |

BUILDING INFORMATION

| | | | |
|----------------------|------------------------|-----------------|----|
| Stories: | 2 | Ceiling Height: | |
| First Floor Area: | 2,830SF | Ceiling Height: | |
| Second Floor Area: | 2,954SF | Ceiling Height: | |
| Third Floor Area: | SF | Ceiling Height: | |
| Other Floor Areas: | SF | Ceiling Height: | |
| Office Area: | SF | | |
| Total Floor Area: | 5,784SF | | |
| Overhead Doors: | -- | Size: | -- |
| Truck Dock(s): | -- | Size: | -- |
| Year Built: | 1984 | | |
| Condition: | Very Good | | |
| Construction Type: | Wood Frame | | |
| Roof: | Asphalt Shingle/Gabled | | |
| Lin. Ft. Clear Span: | | | |



LAND

| | | | |
|----------|-----|--------------------------------|------------|
| Lot(s): | 1 | Frontage: | |
| Area SF: | 0 | Depth: | |
| Acres: | In | % Land Coverage: | |
| Parking: | 20+ | % Building Coverage Permitted: | |
| Zoning: | B-1 | Condition of site: | Level, Dry |



| UTILITIES | POWER | MECHANICAL EQUIPMENT |
|------------------|------------|------------------------------|
| Water: Municipal | Volts: 220 | Elevator Size: 2 person |
| Sewer: Septic | Amps: 110 | Heating: Electric, Heat Pump |
| Gas: -- | Phase: I | Air Conditioning: Fully |
| | | Sprinkler: No |
| | | Other Equipment: |

ASSESSMENT

| |
|-----------|
| Land: |
| Building: |
| Total: |
| Mills: |
| Taxes: |

TRANSPORTATION

| | |
|--------------|----------|
| Bus Service: | Yes |
| Distance: | Street |
| Turnpike: | I-95 |
| Exit: | 61 |
| Distance: | .2 Miles |

Information provided is deemed reliable but is not guaranteed and should be independently verified. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.



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