

FOR LEASE | 2,000 – 13,500± SF MEDICAL / OFFICE SPACE AVAILABLE  
**NEW PROFESSIONAL MEDICAL CENTER – NEW CONSTRUCTION**



Atlas Commons, 215 Elm Street, Old Saybrook, CT 06475

LEASE RATE: \$24.50/SF NNN

Ranked in Top 50  
 Commercial Firms in U.S.



Building #1

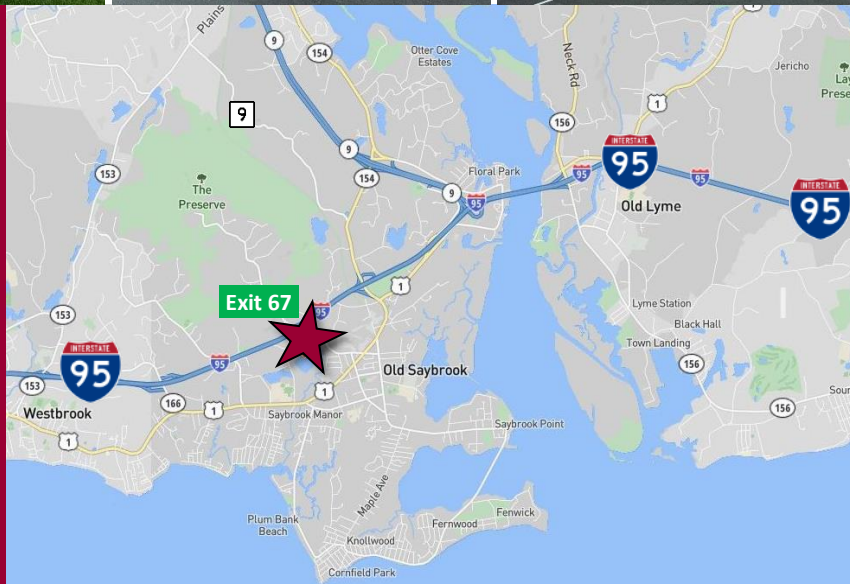


Building #2



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 email notifications.



**Property Highlights**

- New Construction
- 15,500± SF available for Lease
- Generous tenant improvement allowance
- Building #1: 12,587± SF
  - 2,000± SF for Lease - 2<sup>nd</sup> FL
- Building #2: 13,500± SF
  - 6,725± SF for Lease - 1<sup>st</sup> FL
  - 6,775± SF for Lease - 2<sup>nd</sup> FL
- Located on 4.70 acres
- Directly off I-95 Exit 67
- ADT – 61,126± on I-95
- Many area amenities

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

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

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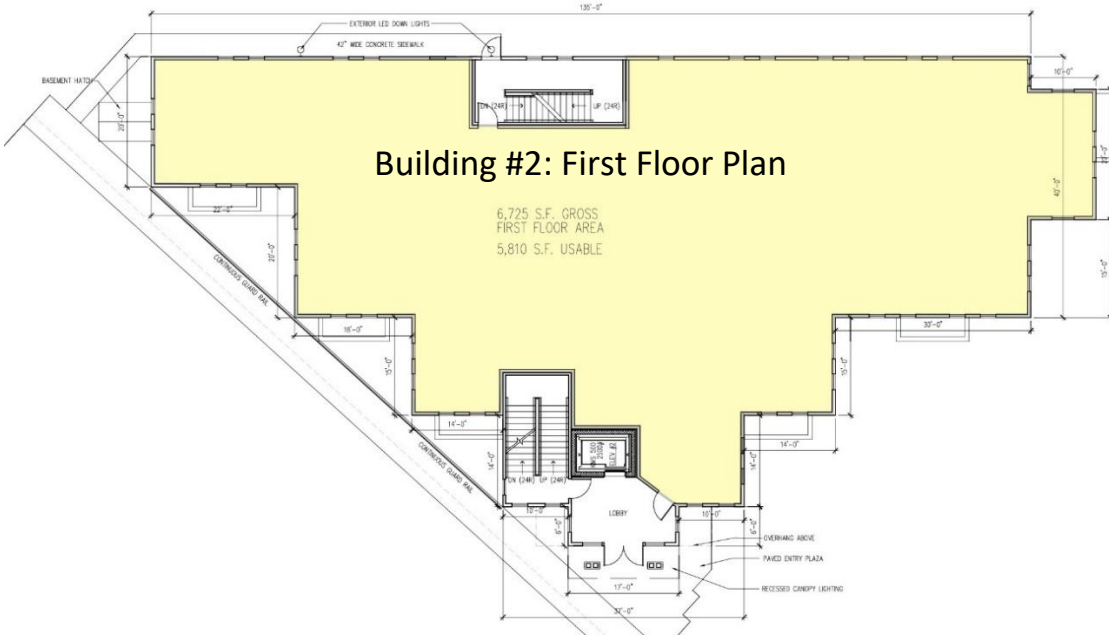
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Join Hartford Healthcare and Connecticut GI in this new medical center currently under construction in Old Saybrook, CT. Suites available from 2,000 - 13,500± SF contiguous with generous tenant improvement allowance.



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