

# FOR LEASE | 2,500-6,137± SF OFFICE SPACE

## CONCEPT PARK, PREMIER CLASS A SHORELINE LOCATION

753 Boston Post Road, Guilford, CT 06405

LEASE RATE: \$19.00/SF Modified Gross (+ cleaning & telecom security)

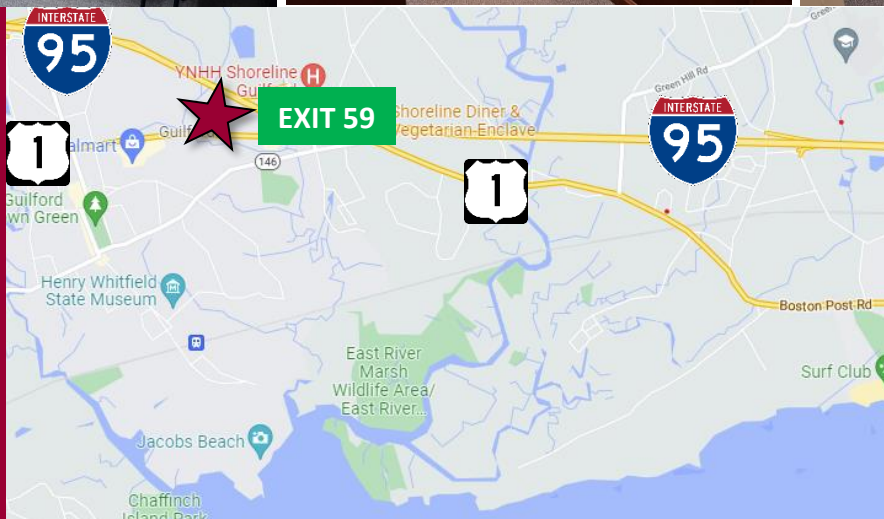


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 2,500-6,137± SF for Lease
- Class A space in Concept Park, a premier complex
- 1<sup>st</sup> Floor Space
- Ample parking
- Signalized access
- Easy access to I-95 exit 59
- Excellent visibility from I-95 & Route 1
- Many area amenities

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@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 BLD. AREA 28,000± SF  
AVAILABLE AREA 2,500-6,137± SF  
NUMBER OF FLOORS 2  
CONSTRUCTION Steel & Masonry  
ROOF TYPE Membrane  
YEAR BUILT 1998

### SITE INFORMATION

SITE AREA 3.18± acres  
ZONING TS/I-1  
PARKING 4/1000 SF  
SIGNAGE Pylon at Route 1/on building  
VISIBILITY From I-95  
HWY.ACCESS I-95 exit 59  
TRAFFIC COUNT 13,600 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas Warm Air  
SPRINKLERED No  
ELECTRIC SERVICE 1200 amps/480 volts  
ELEVATOR(S) 1

### EXPENSES

RE TAXES ☐ Tenant ☒ Landlord  
UTILITIES ☐ Tenant ☒ Landlord  
INSURANCE ☐ Tenant ☒ Landlord  
MAINTENANCE ☐ Tenant ☒ Landlord  
JANITORIAL ☒ Tenant ☐ Landlord  
\*Rent is Gross plus cleaning & telecom security

### UTILITIES

SEWER Septic  
WATER Public Connected  
GAS Public Connected

**OTHER TENANTS** Lifetime Care at Home, Rehab Concepts Physical Therapy

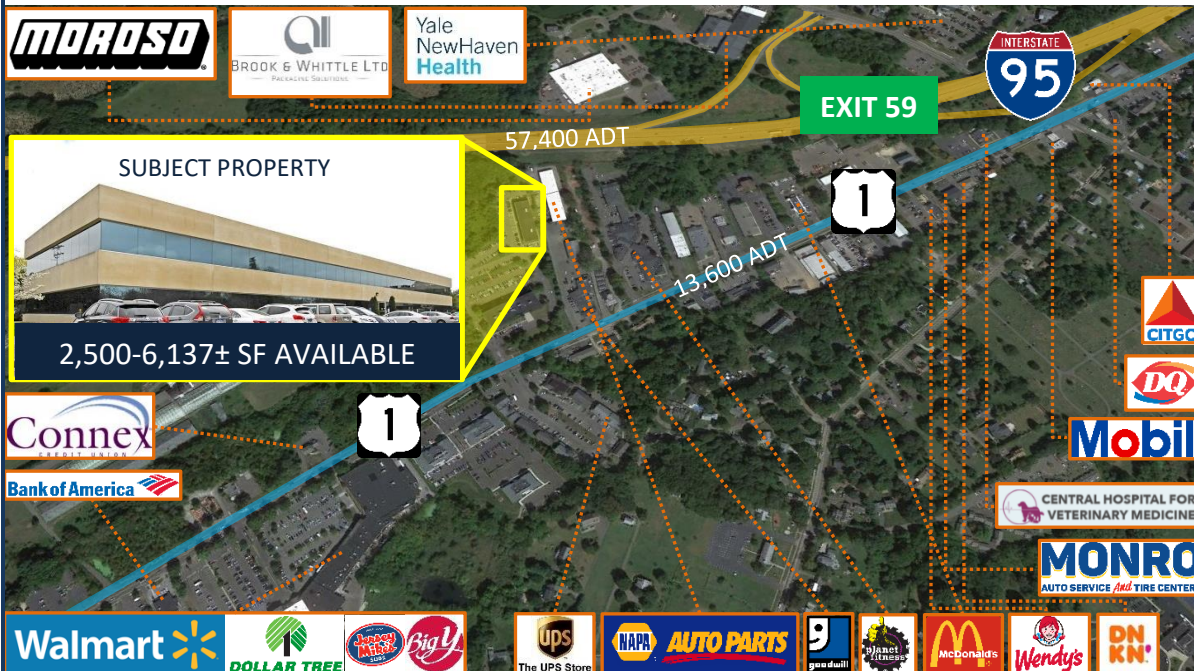
**AREA RETAIL** Big Y, Walmart, Dollar Tree, UPS Store, NAPA Auto Parts, Goodwill, Guilford Savings Bank, McDonald's, Wendy's, Monro, Dunkin', Mobil, Connex Credit Union, Jersey Mike's

**COMMENTS** O,R&L Commercial is pleased to present 2,500-6,137± SF of Class A office space available for lease at Concept Park, 753 Boston Post Rd, Guilford CT. Located in Guilford's premier retail corridor just 0.7 miles from I-95 exit 59 with signalized access and high end finishes, this is the ideal location for Professional Office use.

**DIRECTIONS** I-95 exit 59 Goose Lane to U.S. Route 1 (Boston Post Rd.), right onto Boston Post Rd.

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- Signalized access
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- Excellent visibility from I-95 & Route 1
- Many area amenities
  - Shopping
  - Banking
  - Dining



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