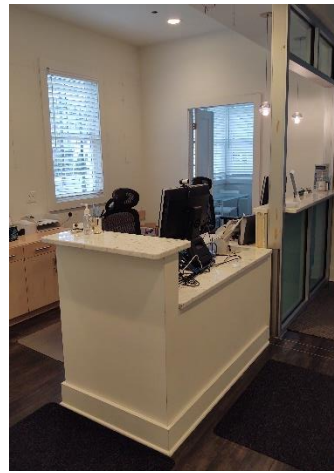
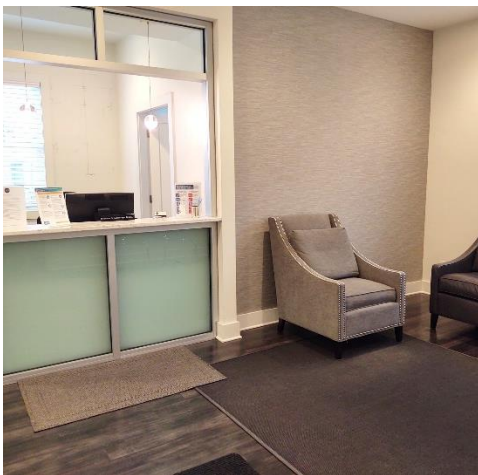


OFFICE SPACE FOR LEASE

2,016+/- SF \$20.00/SF NNN



90 Wall St #100, Madison

2,016 +/- SF office space available in prime location. Campus-like setting with ample parking close to everything in Madison. This light-filled modern space features a waiting room, reception area, conference space, two restrooms, four exam rooms, two separate offices, and more. Great set up for medical, spa, salon or easily adaptable to office space.

For more information contact:
Rebecca Dowler
203.859.2373
Rebecca@CMDRealtyllc.com
RES.0802440



www.CMDRealtyllc.com

2,016 +/- SF OFFICE SPACE

90 Wall St #100, Madison, CT 06443

Lease Rate
\$20.00/SF NNN

BUILDING INFORMATION

Gross bldg area: 7,808
Available Sq Ft: 2,016
Number of Floors: 3
Construction: Wood frame
Roof: Asphalt shingles
Year built: 2013
Building Condition: Average +

SITE

Site area: 1.3 ac
Zoning: D - downtown
Parking: 8 @ 4/1,000 SF
Signage: Yes
Visibility: Excellent, Wall St frontage
Hwy Access: I95

MECHANICAL EQUIPMENT

Air Conditioning: Central Air - Electric
Type of Heat: Gas, Forced Air

UTILITIES

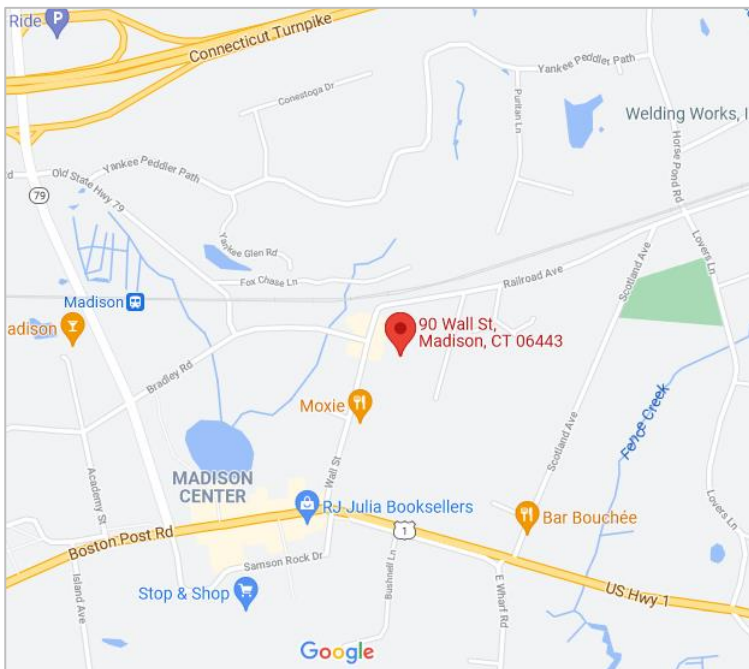
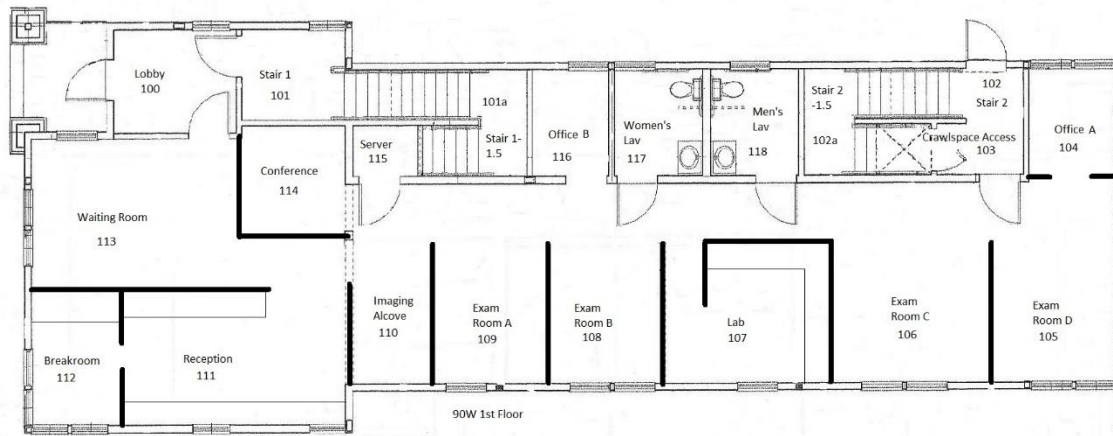
Sewer: Shared Septic
Water: Public Connected, sub-metered
Gas: Connected, individual
Power: Connected, individual

EXPENSES

Utilities	✓	Tenant	Landlord
Insurance	✓	Tenant	Landlord
Janitorial	✓	Tenant	Landlord
Maintenance	✓	Tenant	Landlord
CAM	✓	Tenant	Landlord

Property Highlights

- Prime downtown location
- 2 blocks from Shoreline East/Amtrak
- 2 minutes from I95
- Ample parking
- Access-controlled security system
- Fully sprinklered
- Many area amenities
 - Shopping
 - Banking
 - Dining
- 3 story building



Directions:

I95 to Exit 61
South on Route 79
(Durham Rd) .
Left onto Bradley
Rd.
Right onto Wall
Street.

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