



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

200 Boston Post Road, Orange, CT 06477
3,550± SF END-CAP RETAIL / OFFICE / MEDICAL OFFICE | HEAVY TRAFFIC LOCATION

LEASE RATE: \$17/SF NNN

HIGHLIGHTS

- Professionally Managed Retail Complex
- 3,550± SF End Cap Retail / Office / Medical Unit Available for Lease
- High-End Finishes, Central Air
- Heavy-Traffic Area on Major Retail Corridor
- Clean & Open Layout
- Ideal for Range of Tenant Uses
- Low NNN's!

Will Braun,  
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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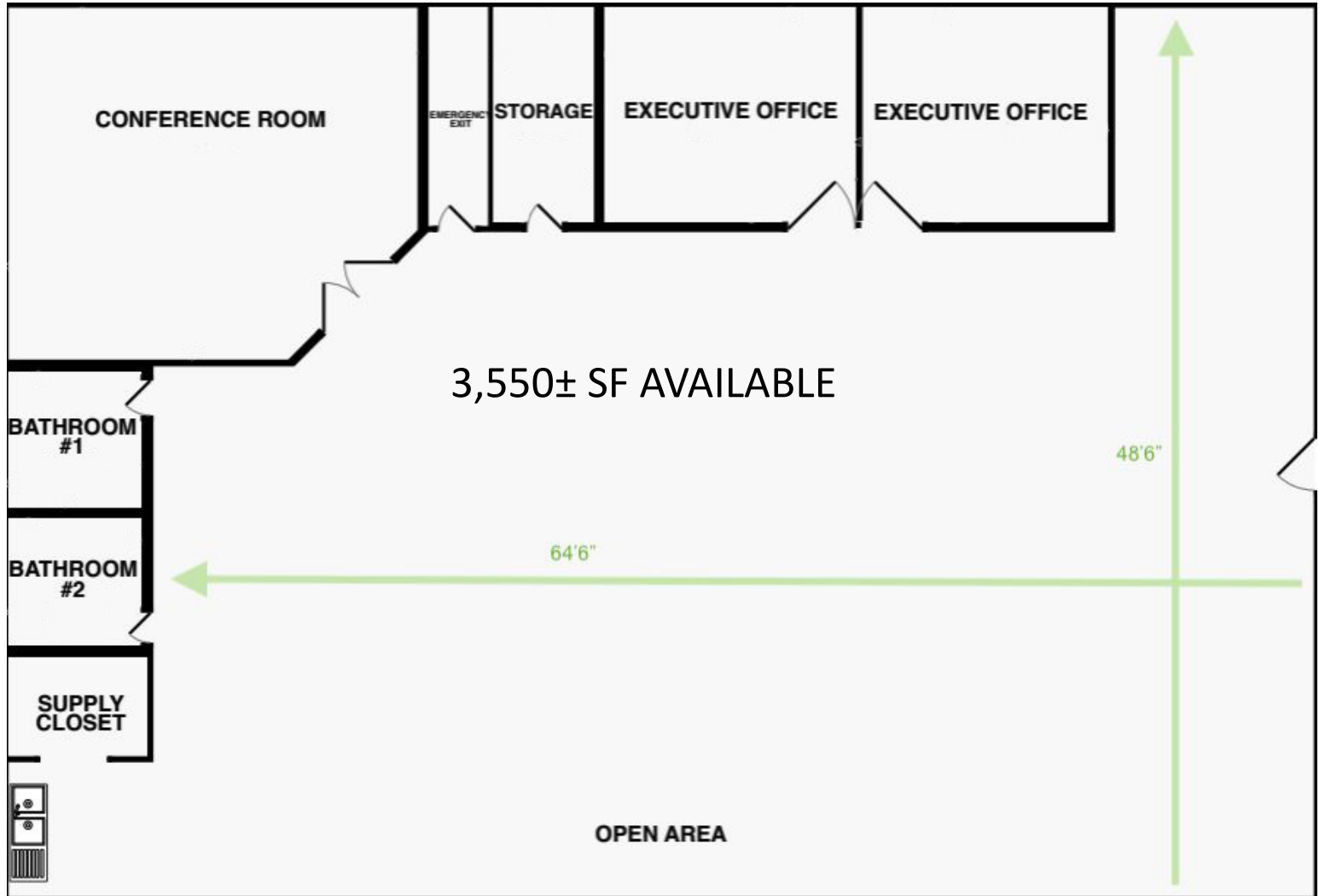
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BUILDING INFORMATION

GROSS BLDG AREA: 23,500± SF

AVAILABLE AREA: 3,550± SF End Cap

OF FLOORS: Street-Level Space

CLEAR HEIGHT: High Suspended Acoustic Ceiling Tiles

CONSTRUCTION: Stucco/Masonry

ROOF TYPE: Flat

YEAR BUILT: 1986

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Warm Air

SITE INFORMATION

SITE AREA: 1.98± Acres

ZONING: C-1

PARKING: Ample On-Site Parking

SIGNAGE: Pylon, Building

HWY ACCESS: I-95 – Exit 42, Merritt Parkway

TRAFFIC COUNT: 23,082±

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,842,700

MILL RATE: 29.55

TAXES: \$50,975.20 (thru Jan 2026)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

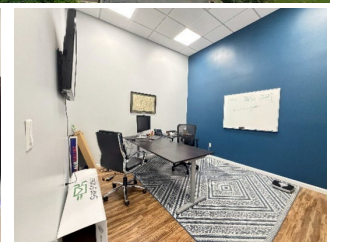
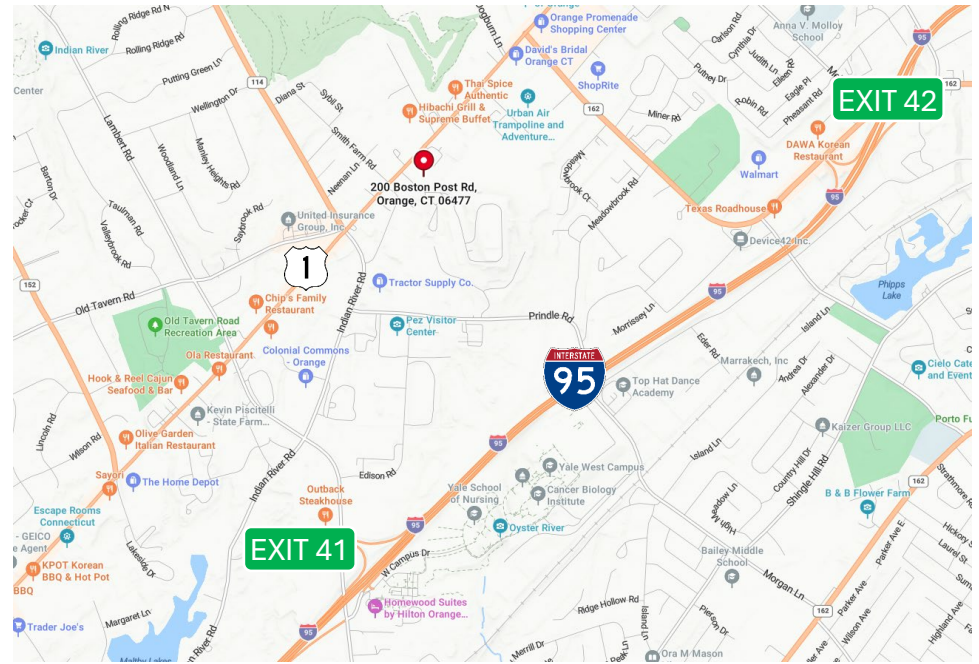
MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

NNN EXPENSES: Low Nets!

OTHER TENANTS IN SHOPPING CENTER:

Sabores Columbiana Restaurant, Fortis Fitness (Personal Trainer), Glam Spa, Midnight Creations, Compose Hair (Barber Shop), Colonial Properties & Sentry Commercial



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