

LEASE

2,162 SF OFFICE FOR LEASE

236 Boston Post Rd Orange, CT 06477



PROPERTY DESCRIPTION

Modern professional office building. Office space is directly off elevator. The space features 7 office suites, a conference room, a reception area, private bathroom, kitchen/break room, and a waiting area. Large windows offer a lot of natural light. Ideal for any professional use. 2nd story with elevator in a handicap-accessible building with ample parking. Easy access from Boston Post Road.

PROPERTY HIGHLIGHTS

- 7 office suites, a conference room, a reception area, a private bathroom, a kitchen/break room, and a waiting area. Large windows offer a lot of natural light. Ideal for any professional use.
- Over 16,000 VPD
- Easy access from I-95 Boston Post Road
- 2nd story with elevator in a handicap-accessible building with ample parking.
- Join current tenants Yale Blood Lab, Physician One Urgent

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,162 SF
Lot Size:	100,740 SF
Building Size:	31,916 SF
Zoning:	C-1
APN:	32-10-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,565	27,282	72,648
Total Population	3,958	68,812	172,127
Average HH Income	\$92,822	\$88,331	\$84,624

James McCall
203 376 9650



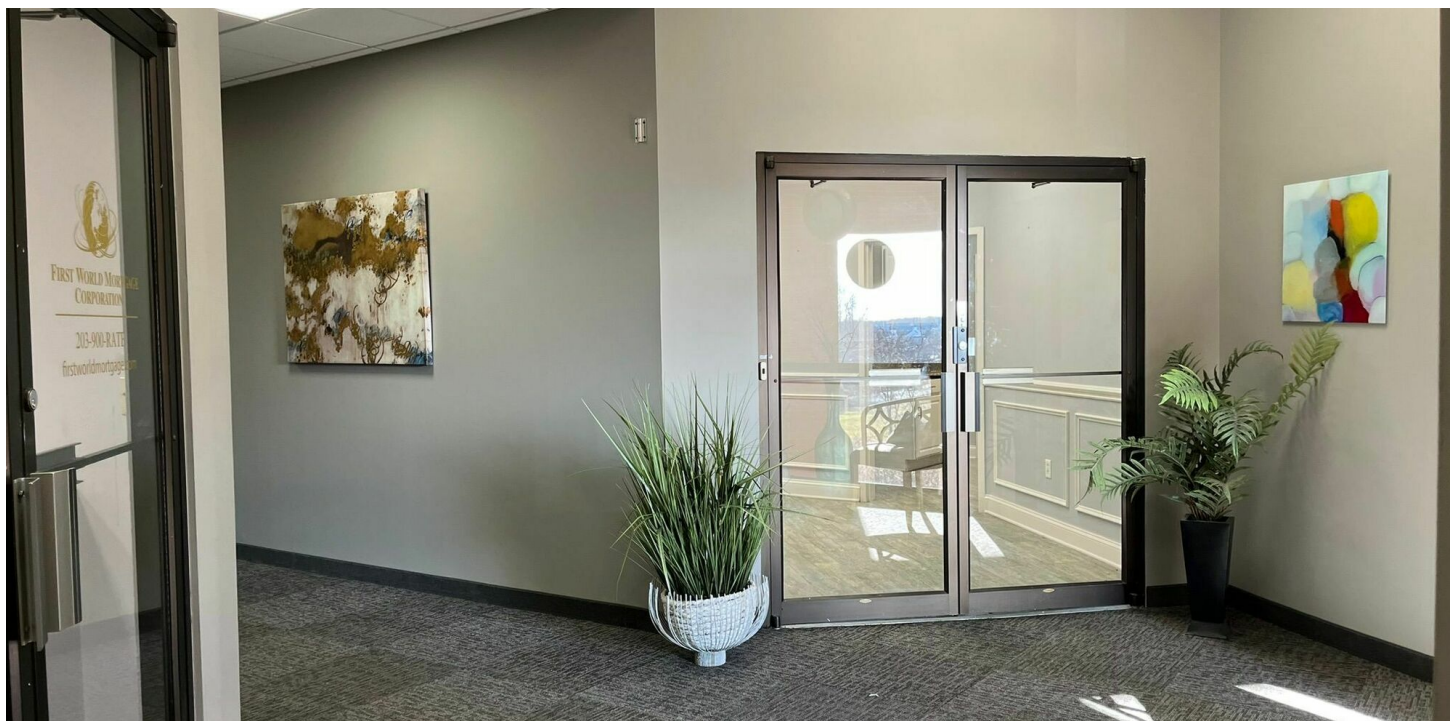
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

INTERIOR PHOTOS

236 Boston Post Rd Orange, CT 06477



James McCall
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

RETAIL MAP

236 Boston Post Rd Orange, CT 06477



James McCall
203 376 9650



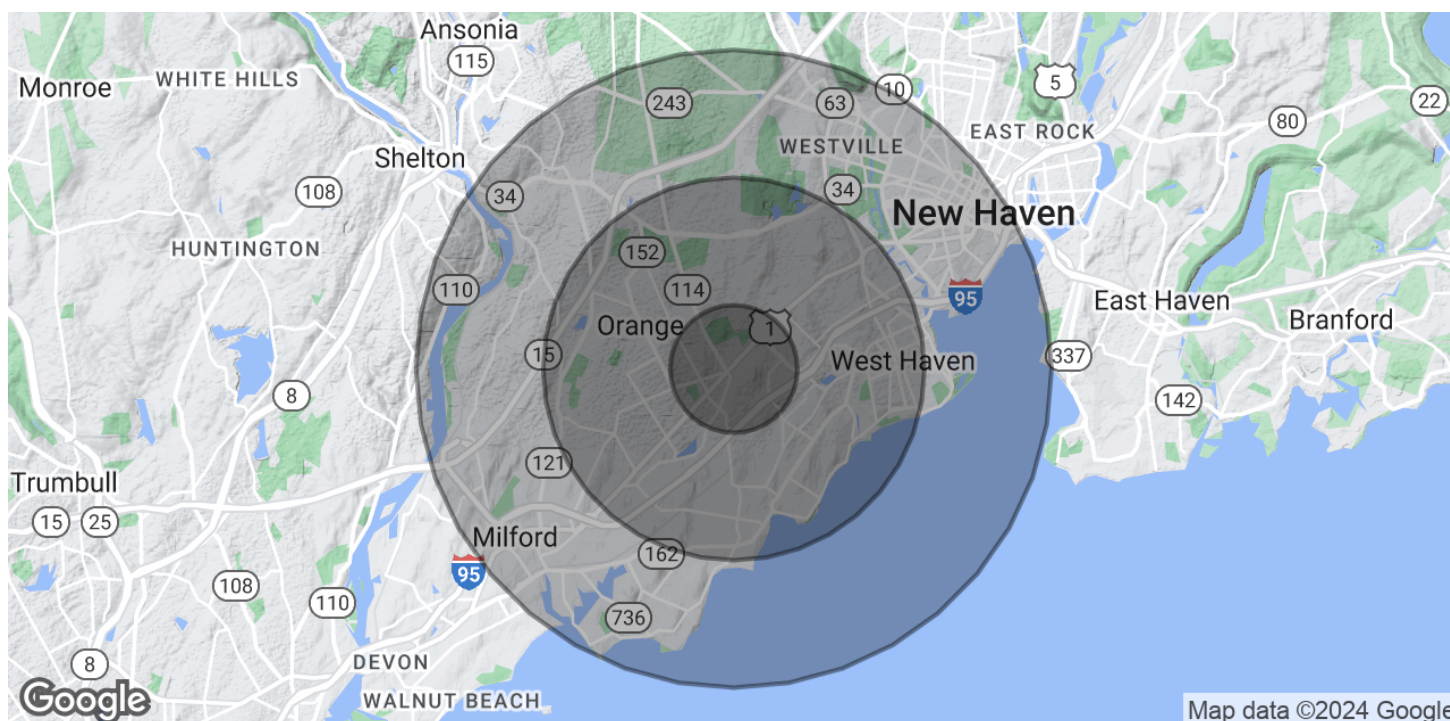
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

236 BOSTON POST RD

236 Boston Post Rd Orange, CT 06477



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,958	68,812	172,127
Average Age	41	39.7	37.9
Average Age (Male)	37.6	37.8	36.2
Average Age (Female)	45.7	41	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,565	27,282	72,648
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$92,822	\$88,331	\$84,624
Average House Value	\$283,731	\$244,970	\$234,620

* Demographic data derived from 2020 ACS - US Census

James McCall
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.