

THE OFFICES AT SERENITY HILL | GUILFORD

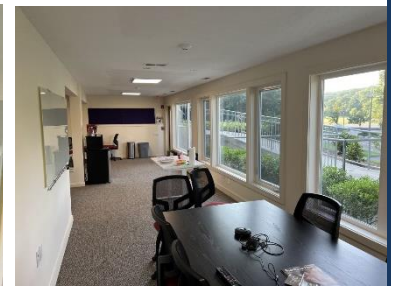
FOR LEASE: 675± SF OFFICE SPACE AVAILABLE

Serenity Hill, 1570 Boston Post Road, Suite 100, Guilford 06437

LEASE RATE: \$18/SF Modified Gross

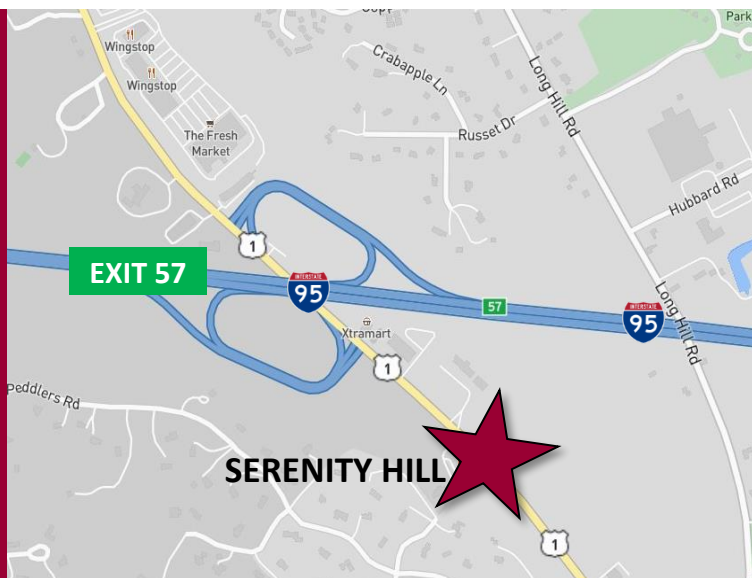


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Property Highlights

- Class "A" Office Space for Lease
- **675± SF – Suite 500**
- Beautifully & Recently Renovated
- Separate Entrances with Ramps
- Fully ADA Compliant
- Manicured Grounds
- Hilltop Location with Expansive Views
- Plenty of Parking
- Directly off I-95, Exit 57

For more information contact: Will Braun | 203-804-6001 (Cell) | 203-643-1008 (Office) | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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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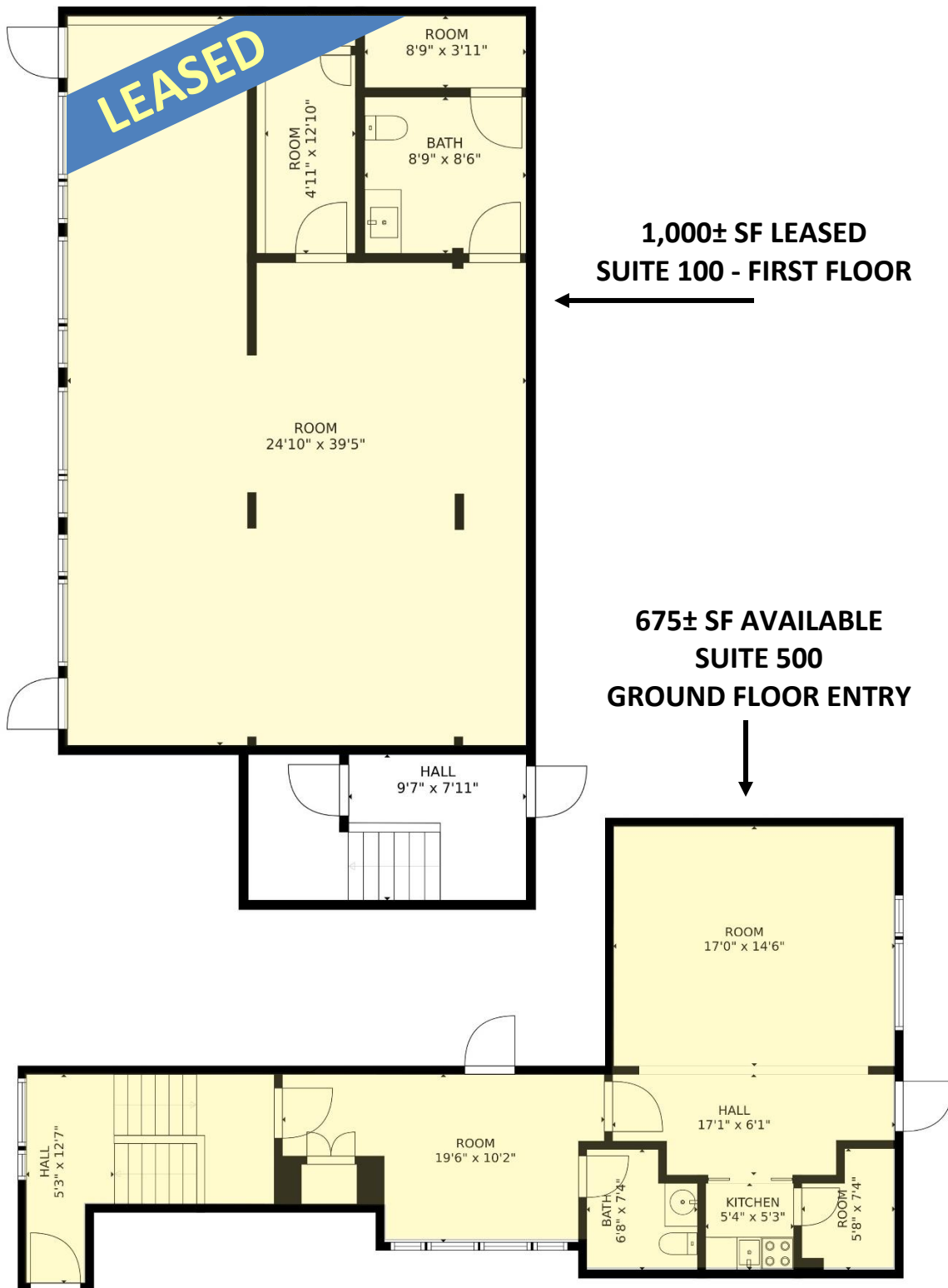
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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BUILDING INFORMATION

GROSS BLDG AREA 8,500± SF
AVAILABLE AREA 675± SF – Suite 500
NUMBER OF FLOORS 5
CONSTRUCTION Wood Frame
ROOF TYPE Arch Shingles
YEAR BUILT 1975 / Renovated

SITE INFORMATION

SITE AREA 3.41± Acres
ZONING PV-2
PARKING 10/1,000 – 45 spaces
SIGNAGE Yes
VISIBILITY Excellent
HWY ACCESS I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil, Forced Air

UTILITIES

SEWER Septic
WATER Public Connected

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

*Tenant pays for electric & escalations in operating expenses above base year.

TAXES

ASSESSMENT \$628,180
MILL RATE 25.88
TAXES \$16,257.30

COMMENTS Beautifully and recently renovated Class “A” office space with unbeatable accessibility from up and down the CT shoreline. 675± SF of Office space with ground floor entry for Lease. Each floor of the building is connected by a common stairwell and all have their own main entrances with ramps. The building is fully ADA compliant, has expansive views, manicured grounds and plenty of parking. You will love having your business at Serenity Hill in Guilford.

DIRECTIONS The property is located directly off I-95. Take Exit 57 to Boston Post Road / Route 1.

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