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FOR LEASE: Hammonasset Medical Center

140 New Road, Madison, CT 06443
New Professional Medical Office Center

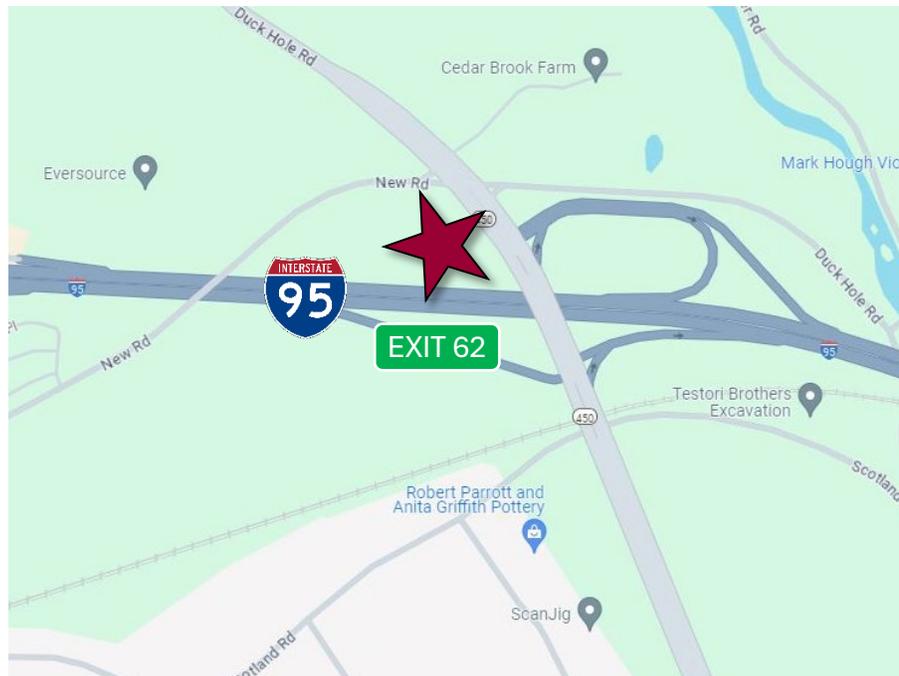
LEASE RATE: Price Upon Request

HIGHLIGHTS

- New Construction
- Immediate Access to I-95 North & South
- Generous Tenant Improvement Allowance
- 5+ Spaces / 1,000 Parking Ratio
- Medical Attributes: **Covered Patient Drop-Off Area, Oversized Elevator, Physician-Reserved Parking Lot**

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BUILDING INFORMATION

GROSS BLDG AREA: 22,491± SF
AVAILABLE AREA: 22,491± SF
WILL SUBDIVIDE TO: 10,000± SF
OF FLOORS: 2
FLOOR PLATE: 11,245± SF
CONSTRUCTION: Type II (Concrete / Steel)
COLUMN SPACING: TBD
YEAR BUILT: Proposed

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
TYPE OF HEAT: Forced Air, Natural Gas & Electric

SITE INFORMATION

SITE AREA: 2.73± Acres
ZONING: PDD
PARKING: 5.1/1,000 – 115 Spaces
SIGNAGE: Monument & Building Signage
VISIBILITY: Excellent
HWY ACCESS: I-95, Exit 62
TRAFFIC COUNT: 7,600± Hammonasset Connector | 50,000± - I-95

UTILITIES

SEWER/WATER: Septic / Well
GAS: Yes

EXPENSES

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



Hammonasset Medical Center
140 New Road, Madison, CT

O,R&L Commercial is pleased to present a newly proposed 22,500± SF Medical Office Building located in the shoreline town of Madison, CT at 140 New Road. The asset boasts direct highway access, building signage visible from the interstate and various medical-specific attributes including: a covered patient drop-off area, separate physician/staff and patient parking lots, and an oversized elevator that can accommodate stretchers. The building also features an outdoor picnic area, bike rack, and electric vehicle charging stations.

Directions: I-95 to Exit 62 (Hammonasset State Park Exit) to New Road.

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