

FOR LEASE | NEW PROFESSIONAL MEDICAL OFFICE CENTER HAMMONASSET MEDICAL CENTER | MADISON

140 New Road, Madison, CT 06443

LEASE RATE: Price Upon Request | NEW CLASS "A" MEDICAL OFFICE SUITES FOR LEASE



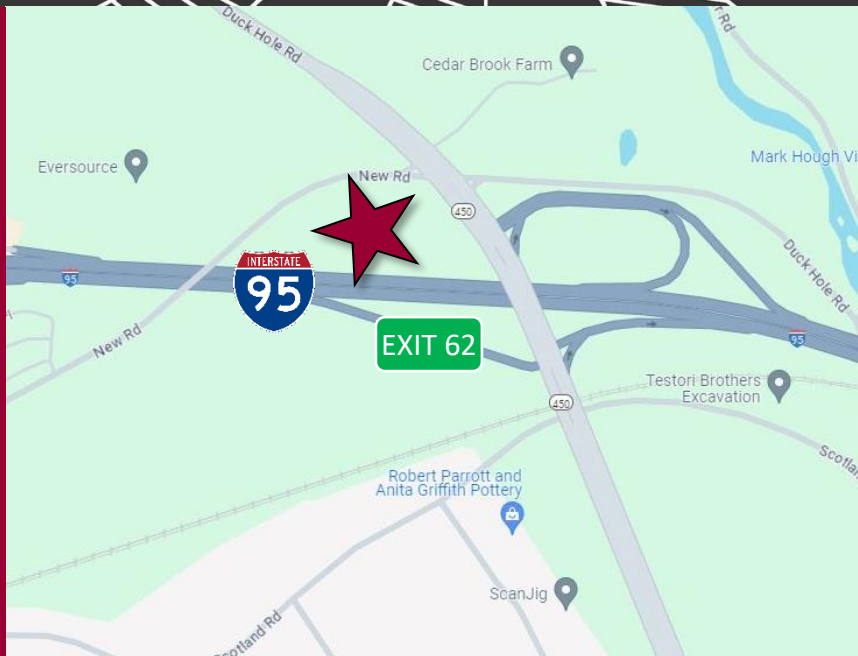
Ranked in Top 50
Commercial Firms in U.S.

Hammonasset Medical Center 140 New Road, Madison, CT



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

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

For more information contact: Will Braun | 203-804-6001 | 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.

FOR LEASE | NEW PROFESSIONAL MEDICAL OFFICE CENTER HAMMONASSET MEDICAL CENTER | MADISON



140 New Road, Madison, CT 06443

LEASE RATE: Price Upon Request | NEW CLASS "A" MEDICAL OFFICE SUITES FOR LEASE

Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

RENTABLE AREA	22,491± SF
AVAILABLE AREA	22,491± SF
WILL SUBDIVIDE TO	10,000± SF
NUMBER OF FLOORS	2
FLOOR	11,245± SF
FOUNDATION	Slab
CONSTRUCTION	Type II (Concrete/Steel)
YEAR BUILT	Proposed

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

MECHANICAL EQUIPMENT

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

UTILITIES

SEWER	Septic
WATER	Well
GAS	Yes

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

COMMENTS 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 Rd

Property Highlights

- State-of-the-art New Construction
- Immediate North & South Highway Access
- Building & Signage Visibility from I-95
- **Medical Attributes**
 - **Physician-reserved Parking Lot**
 - **Covered Canopy Patient Drop-off Area**
 - **Oversized Elevator**
 - **Ample Parking with 5+ Spaces/1,000 Parking Ratio**
- Generous Tenant Improvement Allowance
- Flexible Floor Plans & Custom Fit Space
- EV Charging Ports
- Excellent Shoreline Location between New Haven & the CT River
- Strong Demographics
- Close to Downtown Madison



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: Will Braun | 203-804-6001 | 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.