

FOR LEASE | 3,637± SF MEDICAL/OFFICE SPACE

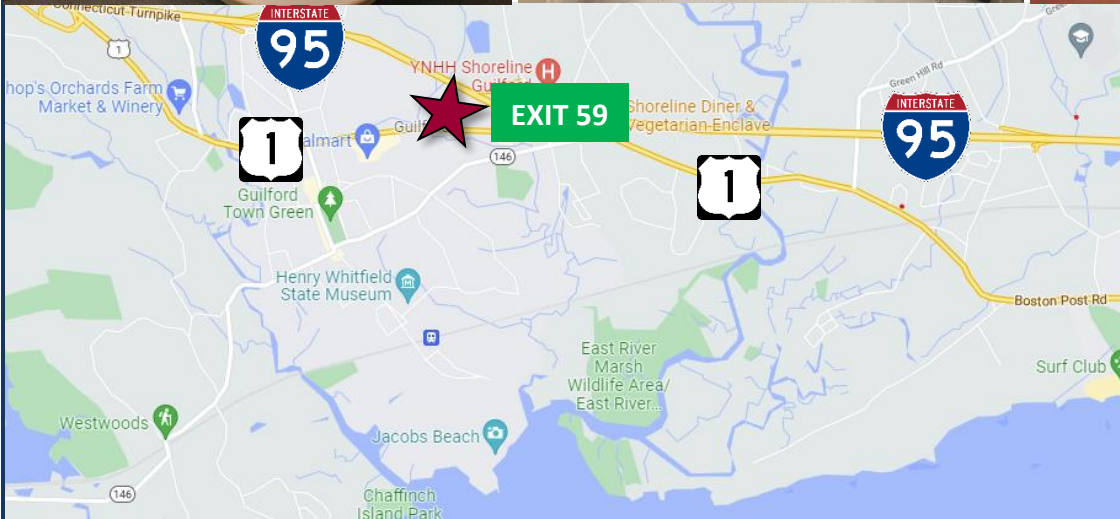
CONCEPT PARK, PREMIER CLASS A SHORELINE LOCATION

753 Boston Post Road, Guilford, CT 06405

LEASE RATE: \$19.00/SF Modified Gross (+ cleaning & telecom security)

O,R & L
Celebrating over
YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 3,637± SF for lease
- Class A space in Concept Park, a premier complex
- 1st Floor Space
- Ample parking
- Signalized access
- Easy access to I-95 exit 59
- Excellent visibility from I-95 & Route 1
- Many area amenities

For more information contact:

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O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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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BUILDING INFORMATION

GROSS BLD. AREA	28,000± SF
AVAILABLE AREA	3,637± SF
MAX CONTIGUOUS AREA	3,637± SF
NUMBER OF FLOORS	2
CONSTRUCTION	Steel & Masonry
ROOF TYPE	Membrane
YEAR BUILT	1998

SITE INFORMATION

SITE AREA	3.18± acres
ZONING	TS/I-1
PARKING	4/1000 SF
SIGNAGE	Pylon at Route 1/on building
VISIBILITY	From I-95
HWY.ACCESS	I-95 exit 59
TRAFFIC COUNT	13,600 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas Warm Air
SPRINKLERED	No
ELECTRIC SERVICE	1200 amps/480 volts
ELEVATOR(S)	1

EXPENSES

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

*Rent is Gross plus cleaning & telecom security

UTILITIES

SEWER	Septic
WATER	Public Connected
GAS	Public Connected



OTHER TENANTS

Lifetime Care at Home, Rehab Concepts Physical Therapy

AREA RETAIL

Big Y, Walmart, Dollar Tree, UPS Store, NAPA Auto Parts, Goodwill, Guilford Savings Bank, McDonald's, Wendy's, Monro, Dunkin', Mobil, Connex Credit Union, Jersey Mike's

COMMENTS

O,R&L Commercial is pleased to present 3,637± SF of Class A office space available for lease at Concept Park, 753 Boston Post Rd, Guilford CT. Located in Guilford's premier retail corridor just 0.7 miles from I-95 exit 59 with signalized access and high end finishes, this is the ideal location for Medical or Professional Office use.

DIRECTIONS

I-95 exit 59 Goose Lane to U.S. Route 1 (Boston Post Rd.), right onto Boston Post Rd.

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- Excellent visibility from I-95 & Route 1
- Many area amenities
 - Shopping
 - Banking
 - Dining



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