

2,350 – 4,350 SF CLASS A OFFICE/MEDICAL SUITE FOR LEASE
350 Goose Lane, Guilford, CT – Building A
Lease Rate: Available Upon Request



+ Suite Highlights:

- 2,350 – 4,350 square foot in stand-alone building
- High-end interior finishes
- Includes private greenhouse and adjacent outdoor patio area with picnic tables
- Beautifully designed post-and-beam timber construction
- Highly desirable suite in rarely available professional office & medical park

+ Location Highlights:

- Half a mile from I-95 (Exit 59) and YNHH Shoreline Medical Center
- Proximity to Route 1 and 1.5 miles from downtown Guilford

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+ Amenities:

- Employee amenities:
 - Spacious courtyard with picnic tables and benches
 - Viewing platform with pond views
 - Outdoor collaborative working areas
- Ample parking with 195 shared spaces (5 spaces per 1,000 SF)
- Exterior building signage availability with Goose Lane frontage
- Quick access to I-95 (Exit 59) and Route 1
- Annual on-site tenant appreciation party hosted by landlord
- Buildings operated to the highest standards in the market
- Local landlord with internal property and construction management

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Exterior/Interior Photographs



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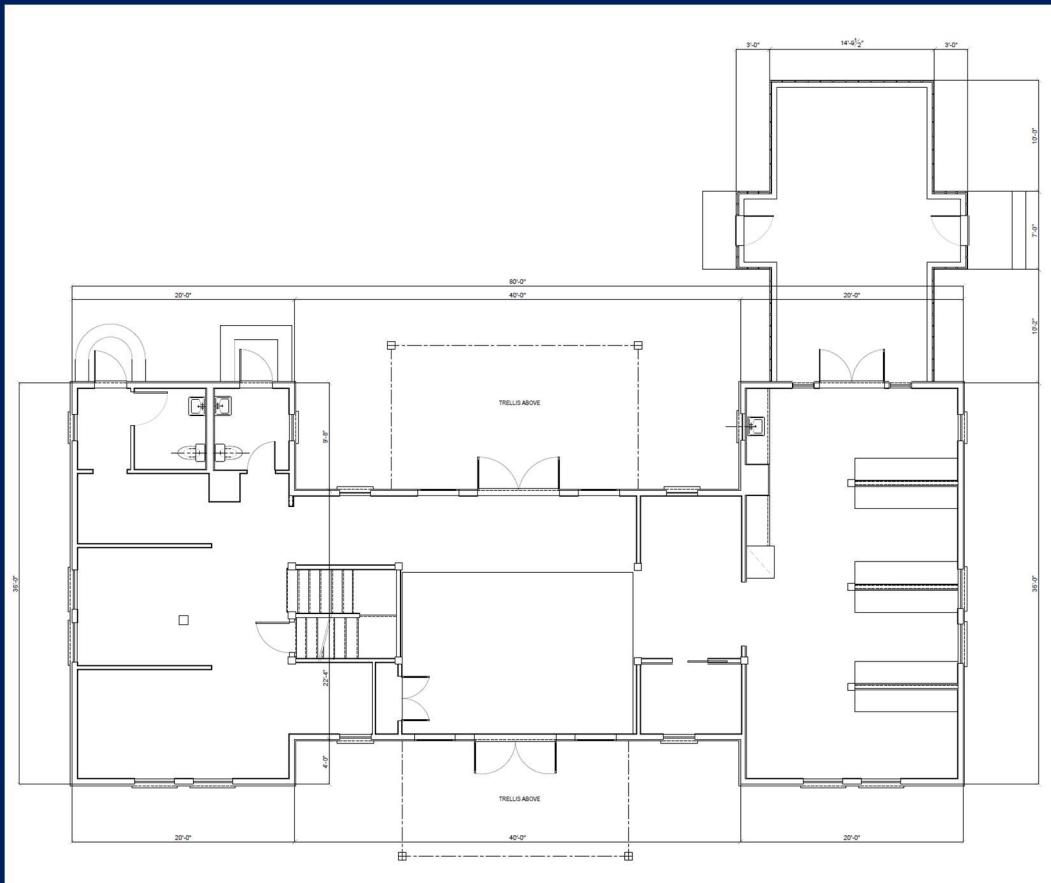


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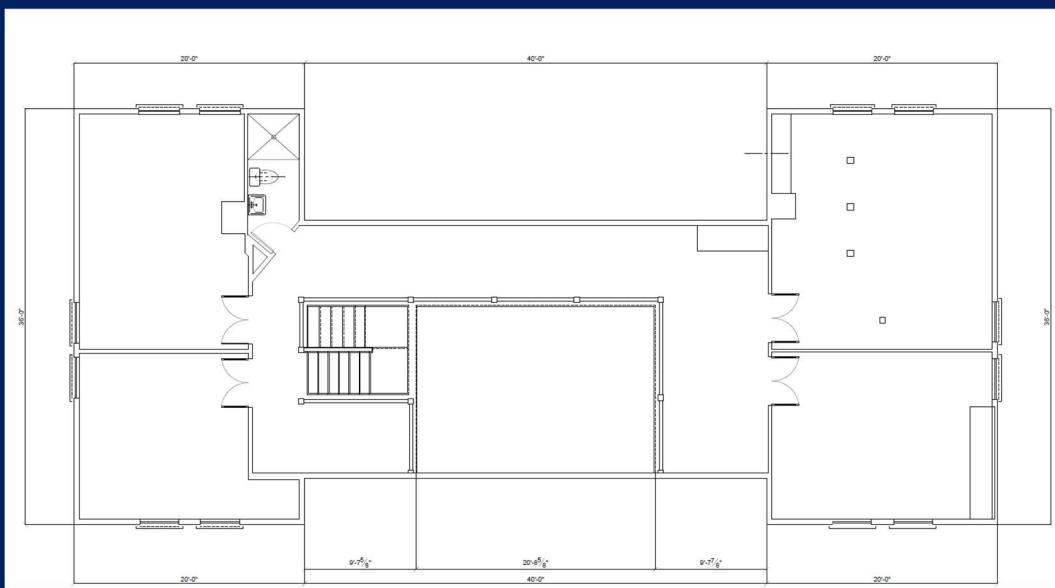
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Floor Plans

First Floor:



Second Floor:



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