



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

724 BOSTON POST ROAD, MADISON, CT 06443 | ROUTE 1 LOCATION
OFFICE SPACE: 2,500± SF 2ND FLOOR END CAP & 345± SF 3RD FLOOR OFFICE

LEASE RATE: \$25/SF Gross + Utilities

HIGHLIGHTS

- Landmark KeyBank Building - Downtown Madison
- **2,500± SF 2ND Floor End Cap Office For Lease**
- **345± SF 3RD Floor Office for Lease**
- Park-like Pedestrian Plaza with Outdoor Seating
- Basement Storage Available
- Ideally Located in Center of Madison's Central Business District
- Neighboring Tenants Include: KeyBank, Ashley's Ice Cream, Madison Coffee House & Others

Will Braun,
Cell: 203-804-6001
wbraun@orlcommercial.com

Nick Leone
Cell: 203-903-6709
nleone@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | 📞 (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | 📞 (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE

2,500± SF END CAP OFFICE SPACE | 2ND FLOOR with ELEVATOR

LEASE RATE: \$25/SF Gross + Utilities

724 Boston Post Road, Madison, CT 06443

BUILDING INFORMATION

GROSS BLDG AREA: 15,498± SF

AVAILABLE AREA: 2,500± SF 2ND Floor & 345± SF on 3RD Floor

OF FLOORS: 3

FLOOR PLATES: 1ST FL: 7,940± SF

2ND FL: 7,940± SF

3RD FL: 2,940± SF

BASEMENT: Available for Storage

CONSTRUCTION: Masonry / Brick

ROOF TYPE: Flat, Tar & Gravel / Rubber

YEAR BUILT: 1969

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Forced Air, Natural Gas

ELEVATORS: 1

OTHER: Full Building Fire Alarm System

SITE INFORMATION

SITE AREA: 0.48± Acre

ZONING: DW

PARKING: Ample, Free, Town Parking on Boston Post Rd & in Adjacent Lot Behind Building

SIGNAGE: 2 Monument Signs, Retail Building Signage, Interior Directories for Tenants

VISIBILITY: Excellent on Route 1

FRONTAGE: 94.6 Feet on Route 1

HWY ACCESS: I-95, Exit 61

TRAFFIC COUNT: 12,200±

UTILITIES

SEWER: Septic (2,500 Gallons)

WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT/MILL RATE: \$1,595,800 / 22.43

TAXES: \$35,793.80 (thru Jan 2026)

EXPENSES

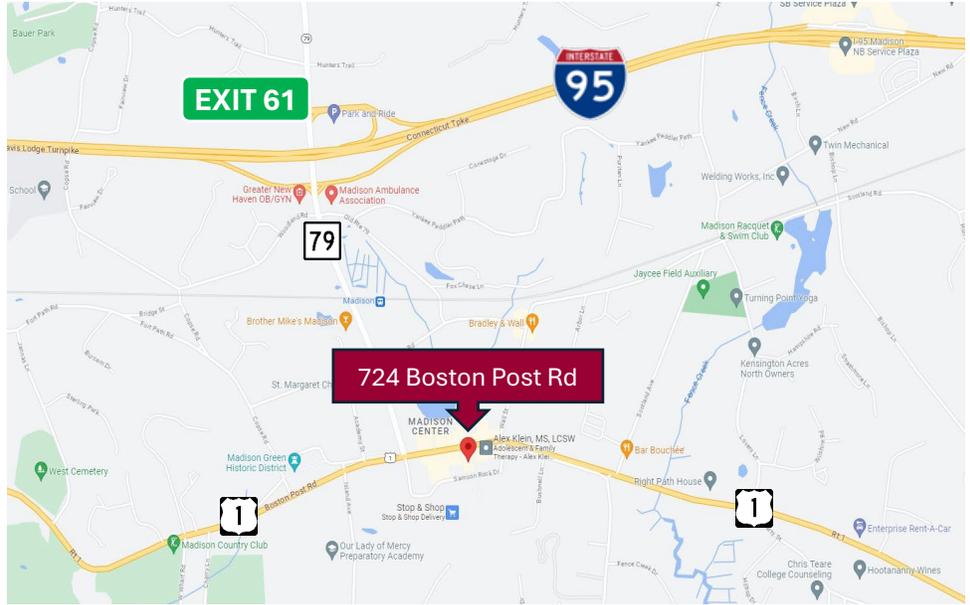
RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

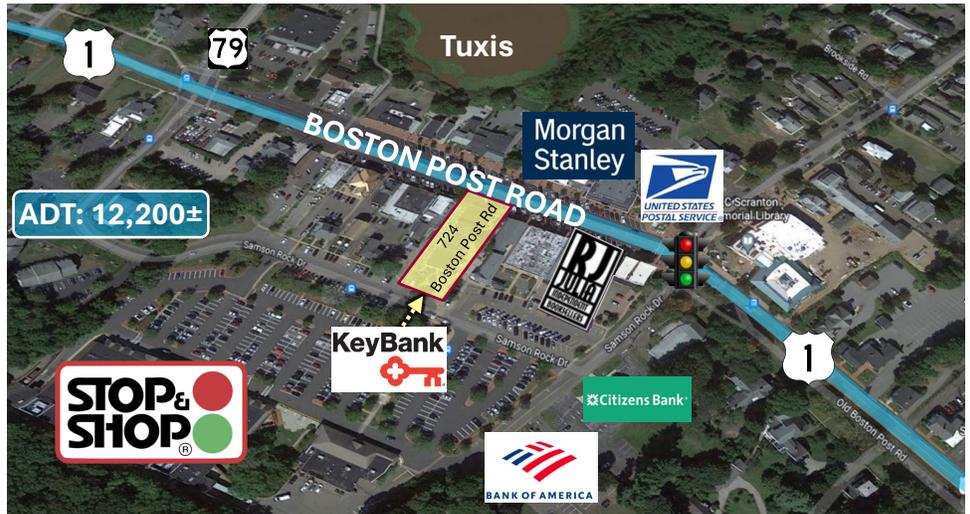
INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



O,R&L Commercial is pleased to present sought after Office space at the KeyBank building in downtown Madison. Availability includes 2,500± SF end cap office space on 2nd floor AND 3RD floor office consisting of 345± SF with elevator access. The former home to Shore Publishing, the available space is positioned at the end of the building and surrounded by windows, allowing for plenty of natural light. The building has an elevator and is handicap accessible. Located in the center of Madison's charming central business district, one will find banks, the post office, and numerous restaurants and cafes just a short walk away. The ever-popular Madison Coffee House is on the ground level of the building. A large pedestrian courtyard offers a comfortable exterior space for breaks from the office. Ample free parking surrounding the building adds to the convenient location.



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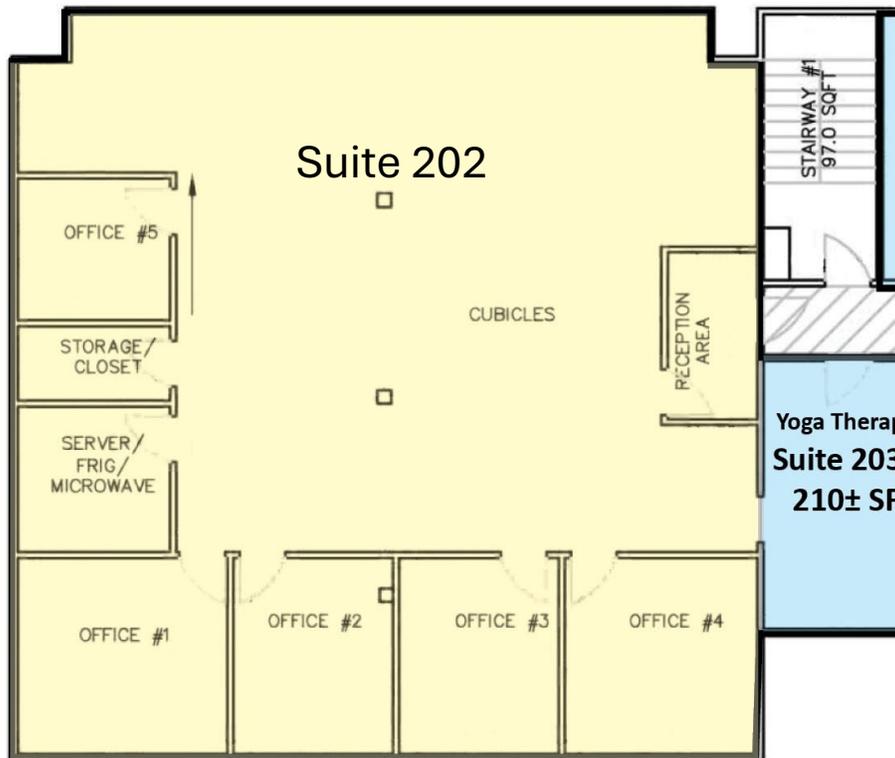
2,500± SF END CAP OFFICE SPACE | 2ND FLOOR with ELEVATOR

LEASE RATE: \$25/SF Gross + Utilities

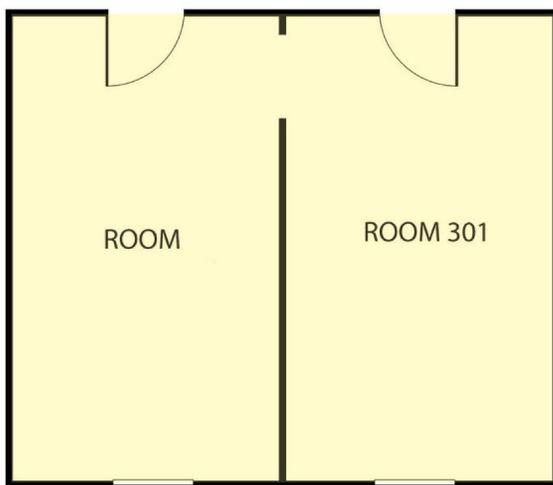
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FOR LEASE 

2,500± SF End Cap Space with Elevator Access



345± SF 3rd Floor Office with Elevator Access




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