



FOR LEASE

**Soundview Professional Center, 37 Soundview Road, Guilford, CT 06437
3,125± SF – 6,250± SF 2ND FLOOR PROFESSIONAL MEDICAL / OFFICE SPACE**

LEASE RATE: \$16.50/SF NNN

HIGHLIGHTS

- 12,500± SF 2-Story Professional Medical Office Building
- 3,125± SF – 6,250± SF Available for Lease on 2nd Floor
- ADA Compliant with Elevator Access
- Open Parking – 4/1,000
- Located Conveniently Off I-95's Exit 59
- Close Proximity to YNHH's Shoreline Medical Center

CONTACT

Sam Crampton

Cell: 203-343-8426

scrampton@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. | PAGE 1 OF 4

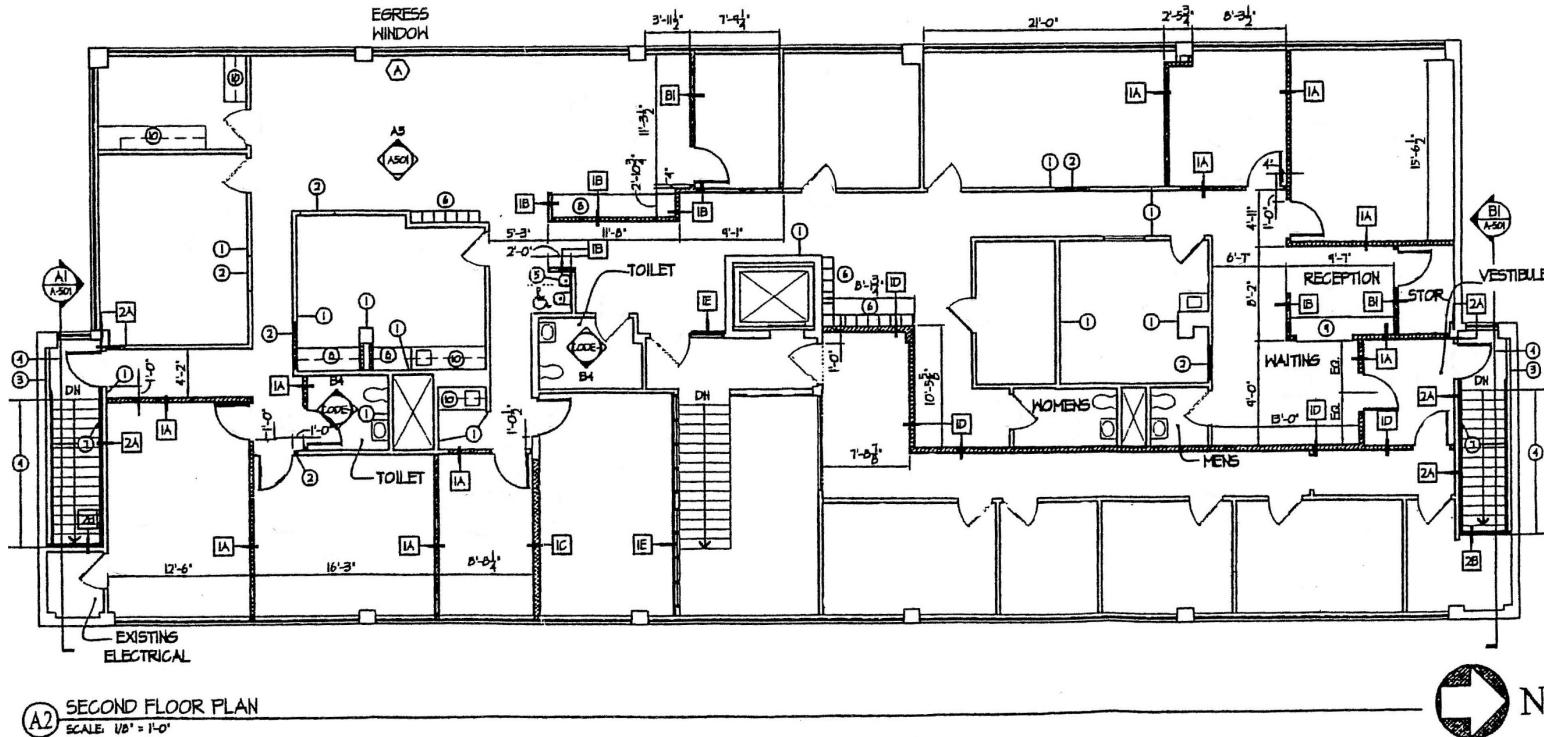


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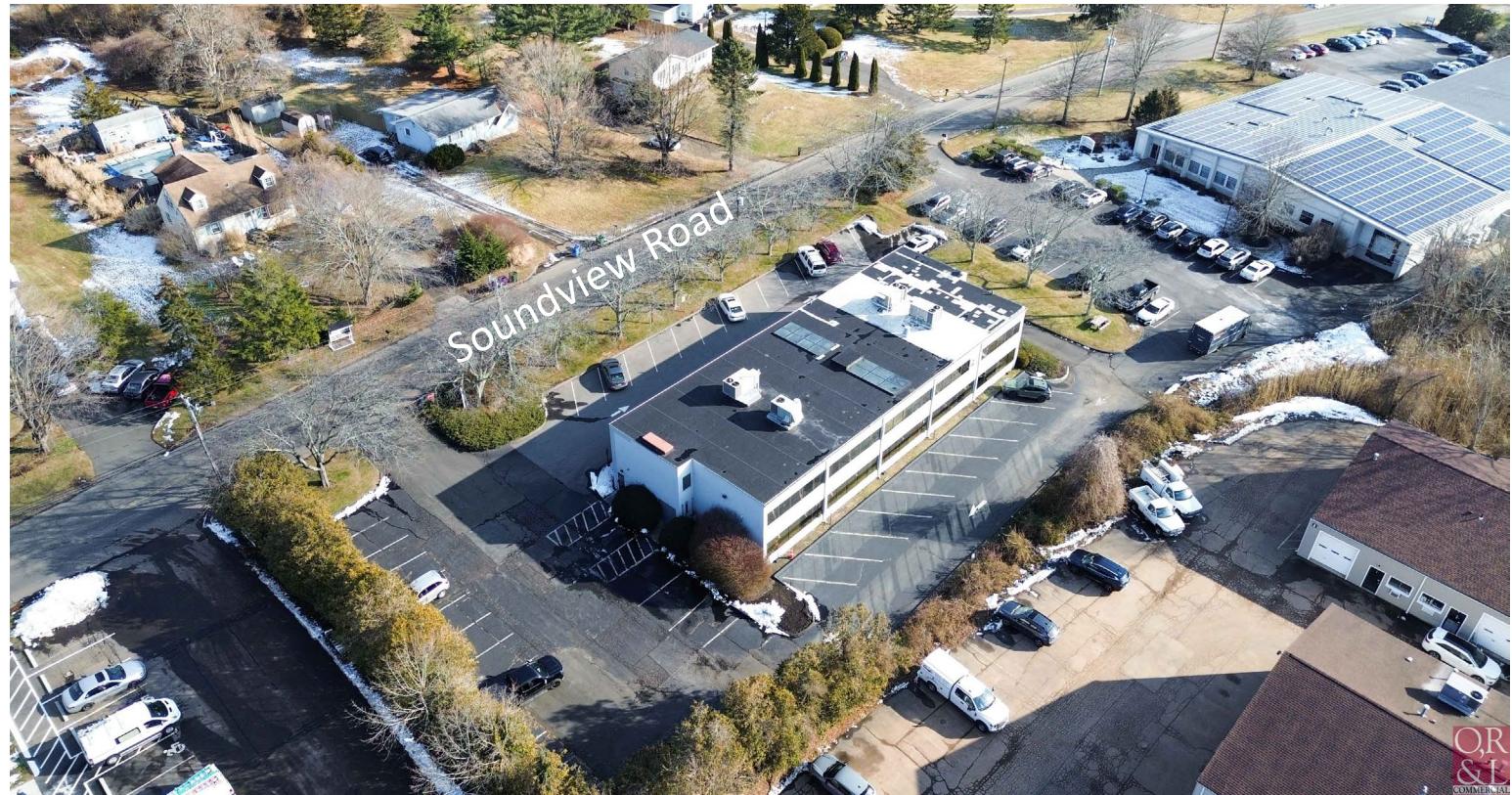
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BUILDING INFORMATION

GROSS BLDG AREA: 12,500± SF
AVAILABLE AREA: 6,250± SF
WILL SUBDIVIDE TO: 3,125± SF
OF FLOORS/FLOOR PLATE: 2 Stories /
CONSTRUCTION: Masonry / Steel
ROOF TYPE: Composite Built-up
YEAR BUILT/RENOVATED: 1988 / 2003

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Hot Air
ELECTRIC: 200 amps, 220 volts
ELEVATORS: Yes, 1 Elevator

SITE INFORMATION

SITE AREA: 0.9± Acre
ZONING: I-2
PARKING: Open, 4.00/1,000
SIGNAGE: Monument Sign & Lobby
VISIBILITY/FRONTAGE: Excellent, 265 Feet
HWY ACCESS: I-95

UTILITIES

SEWER/WATER: Septic / Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$1,226,120
MILL RATE: 27.65
TAXES: \$33,902.22 / \$2.71psf

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

DIRECTIONS:

I-95 to Exit 59, south to Soundview Rd



CONTACT

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