



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 YNH's Shoreline Medical Center

CONTACT

Sam Crampton

Cell: 203-343-8426

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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 | rllee@orlcommercial.com | License: REB.0758300

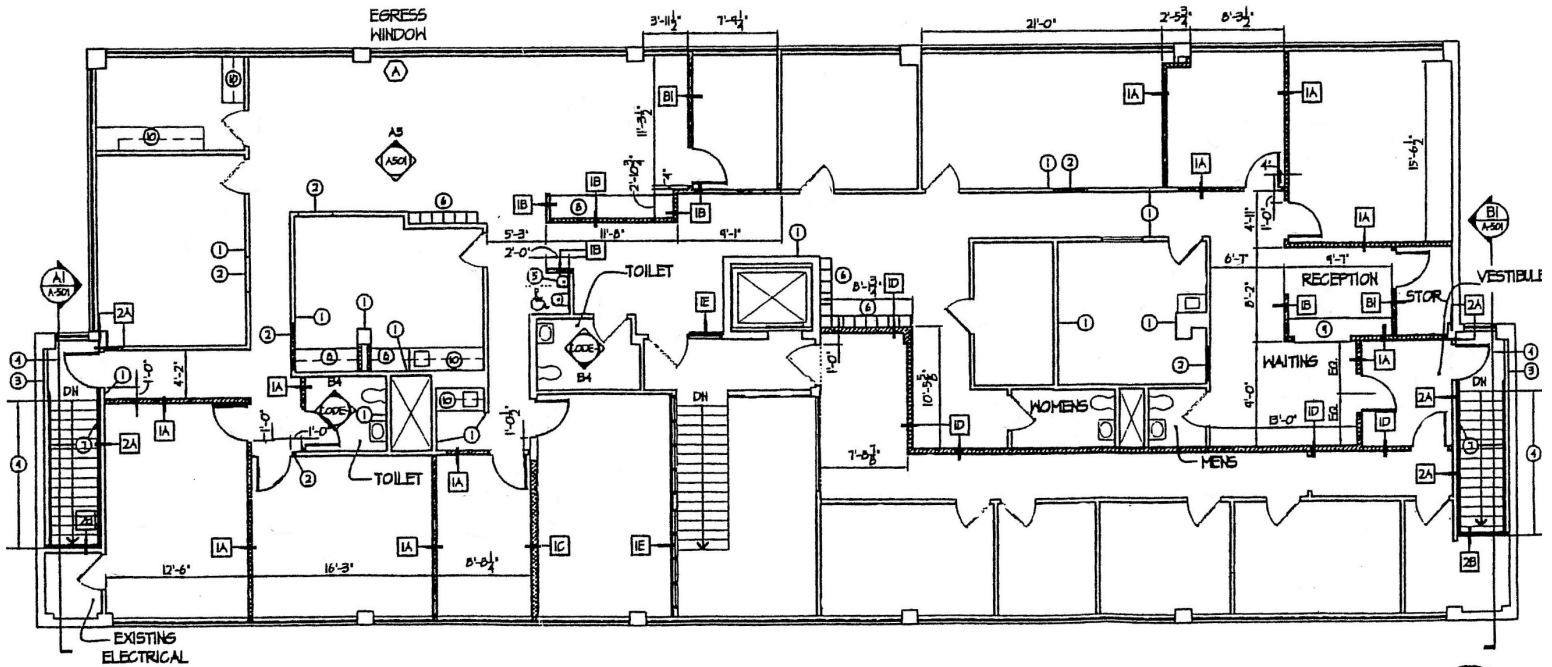


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A2 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



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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: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

DIRECTIONS:

I-95 to Exit 59, south to Soundview Rd



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