



COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

90 Wall Street, Madison, CT 06443

1,921± SF PROFESSIONAL OFFICE SPACE

LEASE RATE: \$22/SF NNN

HIGHLIGHTS

- Meticulously Managed Complex
- 1,921± SF Professional Office Space
- High-End Office Finishes
- Central Air Throughout
- Clean & Functional Layout
- Ample Parking in Lighted Parking Lot
- Steps Away from Madison's Downtown Area
- Immediate Access to Both Route 1 & I-95

Will Braun,



Cell: 203-804-6001

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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

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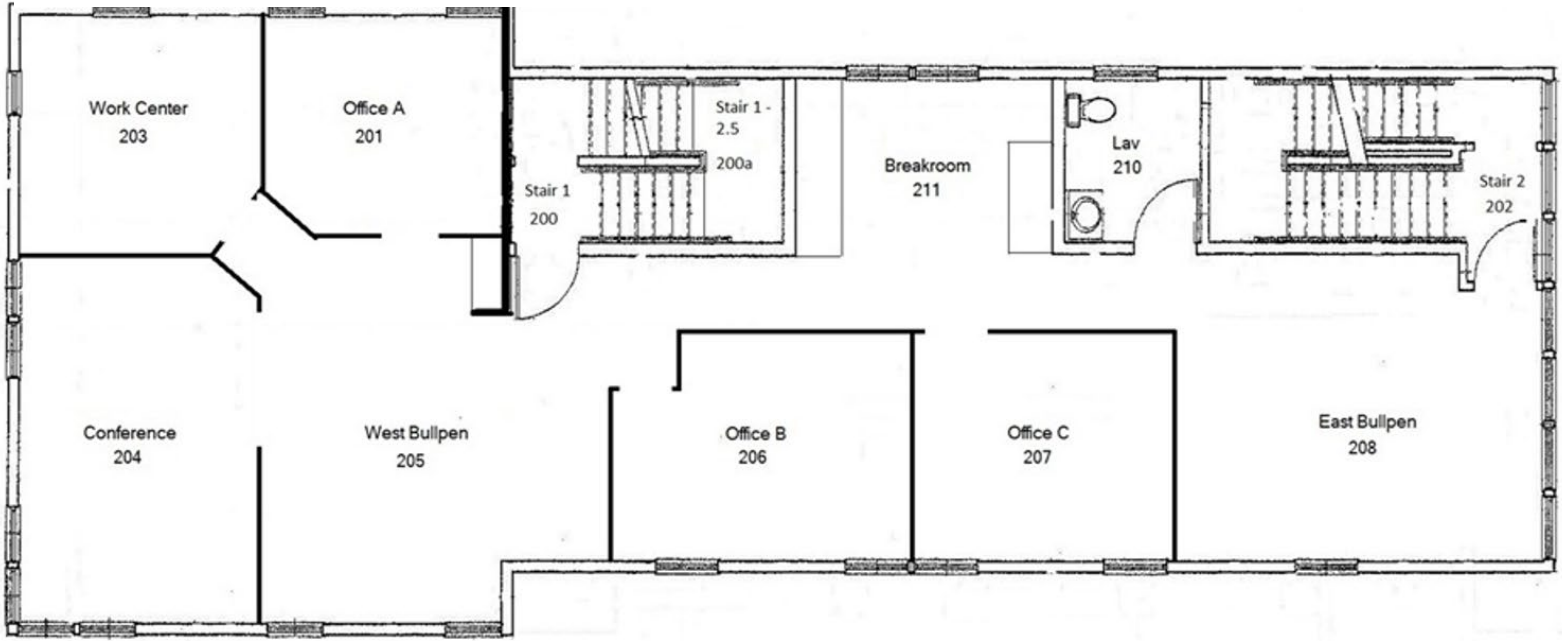
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FOR LEASE



1,921± SF WELL APPOINTED OFFICE SPACE



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BUILDING INFORMATION

GROSS BLDG AREA: 5,074± SF

AVAILABLE AREA: 1,921± SF – 2nd Floor

OF FLOORS: 3

CONSTRUCTION: Masonry / Wood Frame

ROOF TYPE: Gable / Hip, Asphalt Shingles

YEAR BUILT: 2013

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas/Propane, Forced Air

SITE INFORMATION

SITE AREA: 1.30± Acres

ZONING: D – Downtown District

PARKING: Ample On-Site Lighted Parking

SIGNAGE: Building, Monument

HWY ACCESS: 2 Minutes from I-95

UTILITIES

SEWER/WATER: Septic / Public Connected

TAXES

MILL RATE: 23.06 (2026)

TAXES: \$3.12/SF (through Jan 2027)

EXPENSES

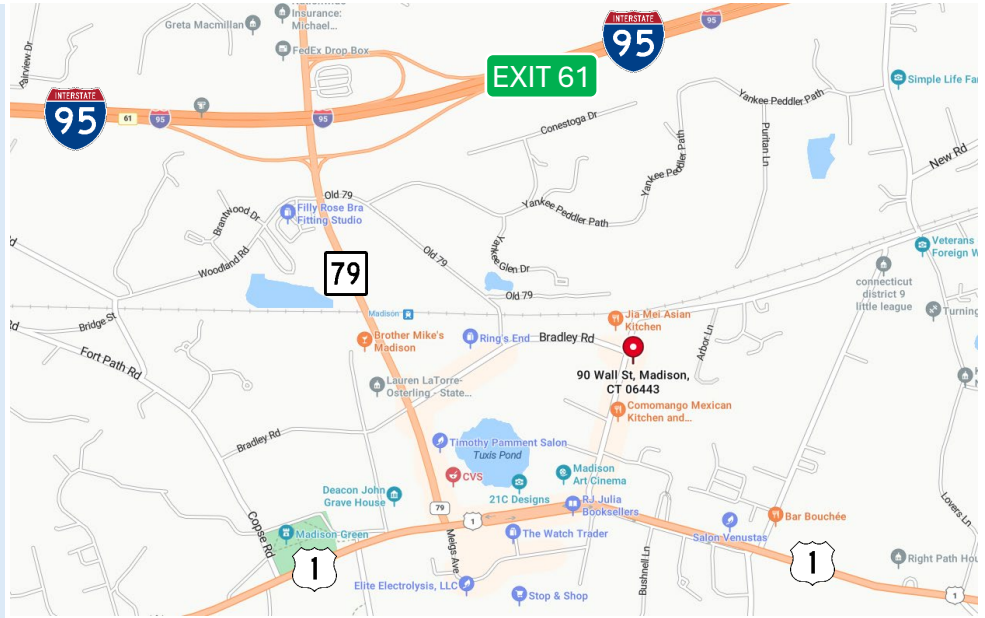
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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