

FOR LEASE | MULTIPLE SUITES FROM 993± SF – 3,148± SF PROFESSIONAL OFFICE SPACE ON ROUTE 1 | GUILFORD



669 Boston Post Road (Route 1), Guilford, CT 06437

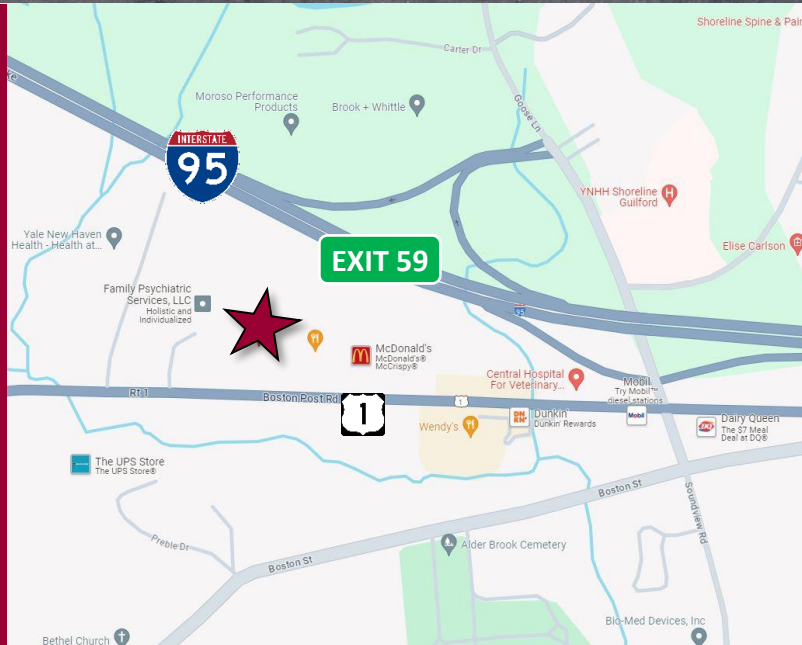
LEASE RATE: \$16.00/SF Gross + Utilities

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Professional Office Space for Lease
- **Multiple Suites Available:**
 - Flexible Floor Plan Options
 - Suite #2/3 – 2,067± SF
 - Suite #6 – 1,080± SF*
 - Suite #7 – 993± SF*
 - Suite #8 – 1,075± SF*
 - *#6-8 Contiguous – 3,148± SF
- Route 1 / Boston Post Road Location
- Great Access Directly on/off I-95 at Exit 59
- Parking – 4/1,000 SF
- ADT: 13,000±
- Many area amenities

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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BUILDING INFORMATION

GROSS BLDG AREA 10,864± SF
AVAILABLE AREA 5,215± SF
MAX CONTIGUOUS AREA 3,148± SF
MINIMUM AREA 993± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1956 - Renovated

SITE INFORMATION

SITE AREA 1.52± Acres
ZONING TS
PARKING Open Parking, 4/1,000 SF
SIGNAGE On Building
VISIBILITY Great
FRONTAGE 110.5'
HWY ACCESS I-95, Exit 59
TRAFFIC COUNT 13,000± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air

UTILITIES

SEWER Septic
WATER Public Connected
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

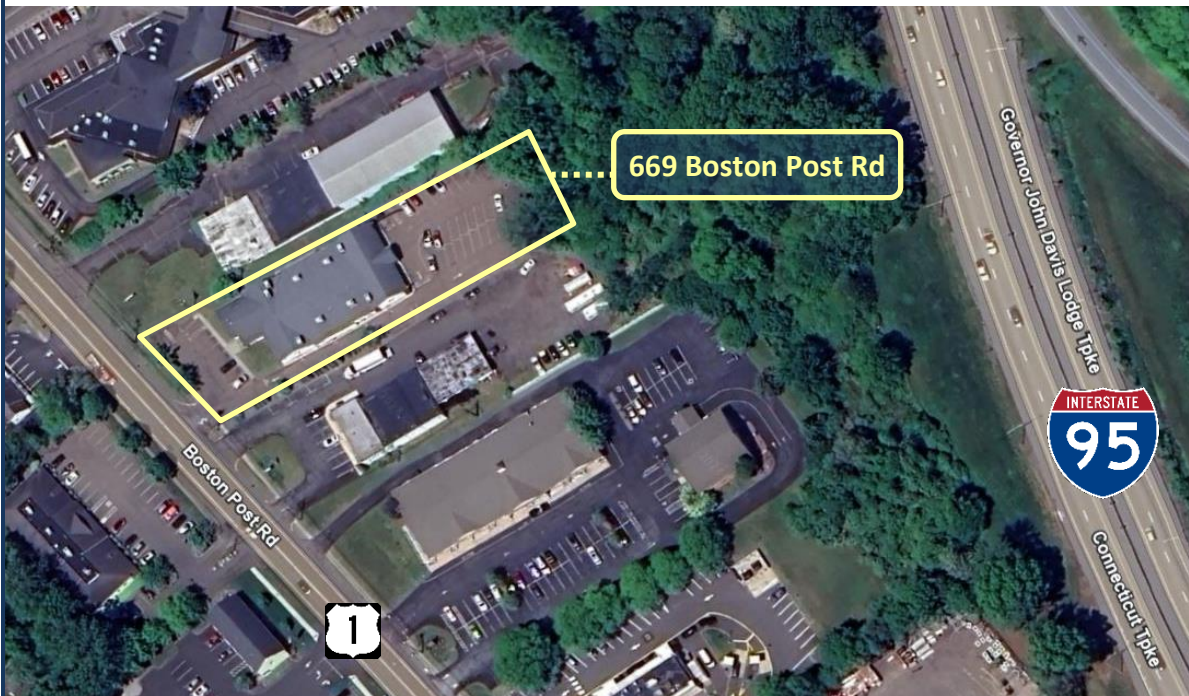
ASSESSMENT \$794,290
MILL RATE 25.88
TAXES \$20,556.24

COMMENTS O,R&L Commercial is pleased to present multiple Office suites for Lease located in a 10,864± SF professional office building. There are 4 suites available ranging from 993± SF up to 3,148± SF with flexible floor plan options. The property is well located in the center of Guilford's Downtown Central Business District with convenient access to I-95 North and South. Parking: 4/1,000 SF.

DIRECTIONS I-95 to Exit 59 for Goose Lane to Boston Post Road / Route 1.

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 - Shopping
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 - Dining



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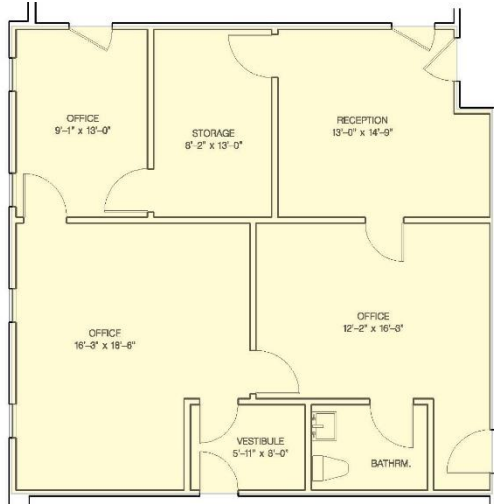


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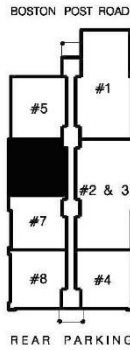
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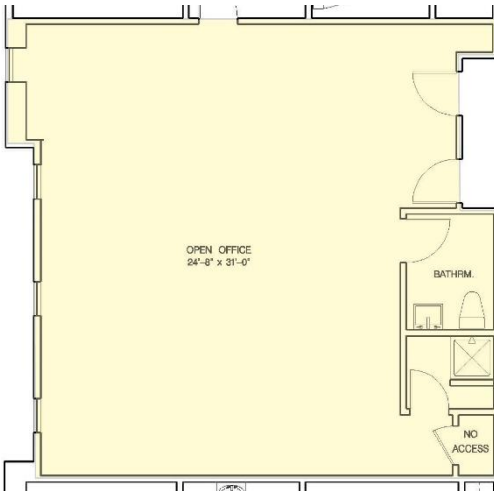
Unit #'s 6 thru 8 – 3,148± SF Contiguous



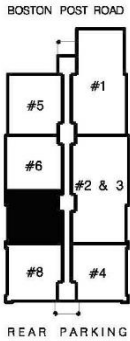
KEY :



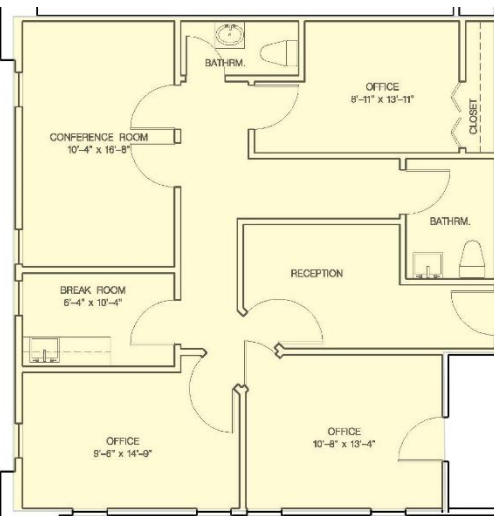
Unit #6 – 1,080± SF Contiguous



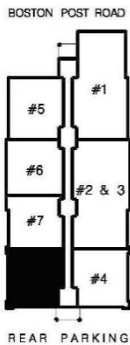
KEY :



Unit #7 – 993± SF Contiguous



KEY :



Unit #8 – 1,075± SF Contiguous

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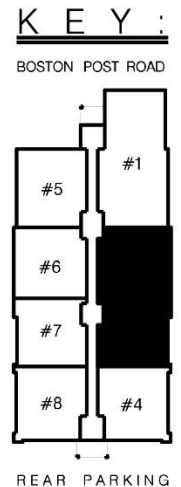
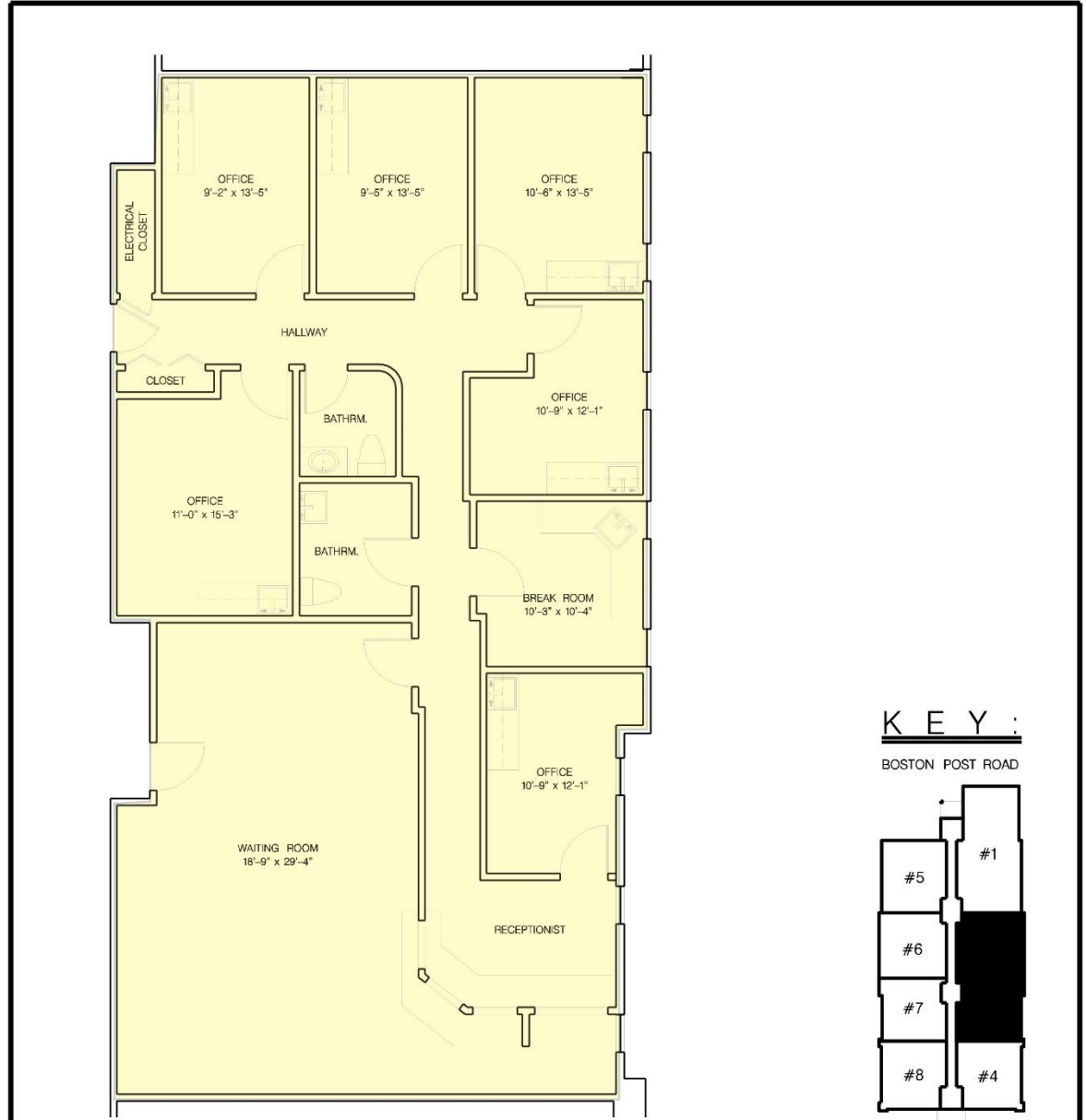
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Unit #2 & 3 – 2,067± SF
Available for Lease



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COMMERCIAL BUILDING
669 BOSTON POST ROAD
GUILFORD, CT

SQUARE FOOTAGE - 2,067 SF

TENANT SPACE

2&3

DRAWING NOT TO SCALE

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