

FOR SUBLICENSE | 2,668± SF 2nd FLOOR OFFICE SPACE PROFESSIONAL OFFICE SPACE AT INNOVATION PARK

Innovation Park, 246 Goose Lane, Guilford, CT

LEASE RATE: \$22/SF Modified Gross | Sublease term expires May 31, 2025

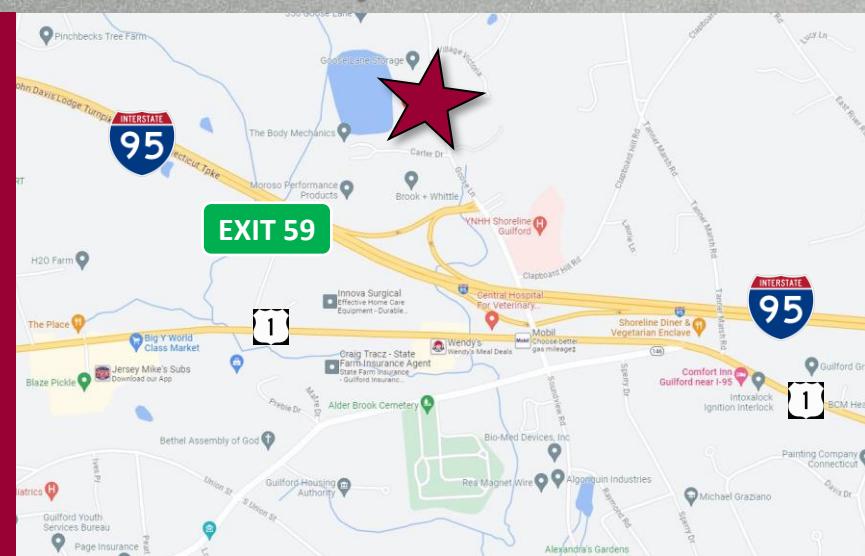


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Innovation Park
- 58,260± SF 2-Story Professional Office Building
- 2,668± SF for Sublease
- 2nd Floor Availability with Elevator Access
- 400 Parking Spaces
- Convenient Access to I-95 at Exit 59
- Close proximity to Route 1
- Many area amenities nearby

For more information contact: Will Braun | 203-643-1008 | wbraun@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

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

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PROFESSIONAL OFFICE SPACE AT INNOVATION PARK

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BUILDING INFORMATION

GROSS BLDG AREA 58,260± SF
AVAILABLE AREA 2,668± SF – Sublease
WILL SUBDIVIDE TO 2,668± SF
NUMBER OF FLOORS 2
FLOOR PLATE 29,130± SF
CONSTRUCTION Steel
SIDING Glass
ROOF TYPE Composite
YEAR BUILT 1999

SITE INFORMATION

SITE AREA 8.59± Acres
ZONING I-2
PARKING 400 Open Spaces
SIGNAGE Lobby
VISIBILITY Excellent
HWY ACCESS I-95, Exit 59

EXPENSES

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

TAXES

ASSESSMENT \$5,058,130
MILL RATE 25.88
TAXES \$130,904.40 - \$2.25/PSF

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- 2nd Floor Availability with Elevator Access
- 400 Parking Spaces
- Convenient Access to I-95 at Exit 59
- Close Proximity to Route 1
- Many area amenities
 - Shopping
 - Banking
 - Dining

MECHANICAL EQUIPMENT

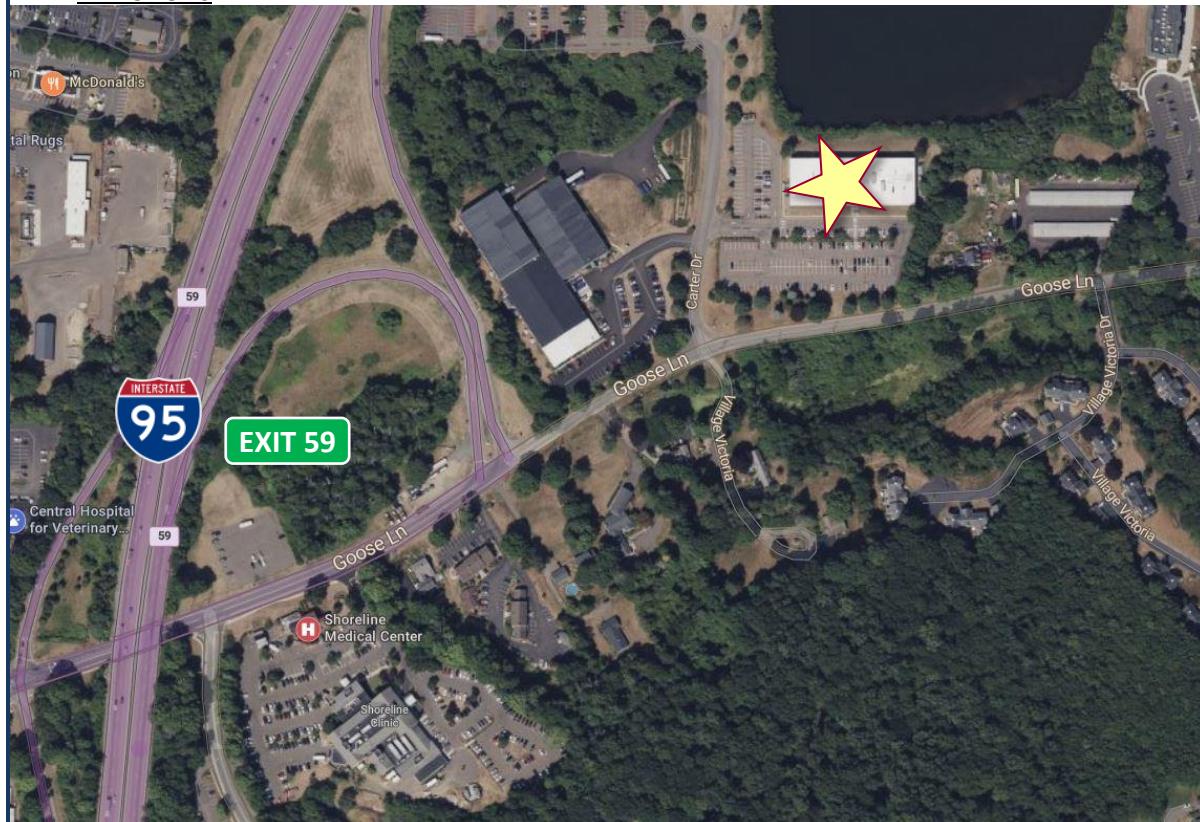
AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
ELEVATOR(S) 1

UTILITIES

SEWER Septic
WATER Public Connected
GAS Yes

COMMENTS O,R&L Commercial is pleased to offer 2,668± SF of 2nd floor Office space available for Sublease located at 246 Goose Lane in Guilford, CT. Innovation Park is a 58,260± SF 2-story professional office building with elevator, ample parking with 400 surface spaces, close proximity to Route 1's amenities and convenient access to I-95 at Exit 59. Sublease term expires May 31, 2025.

DIRECTIONS I-95 to Exit 59 to Goose Lane



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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