

# FOR SUBLEASE | 2,668± SF 2<sup>nd</sup> 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

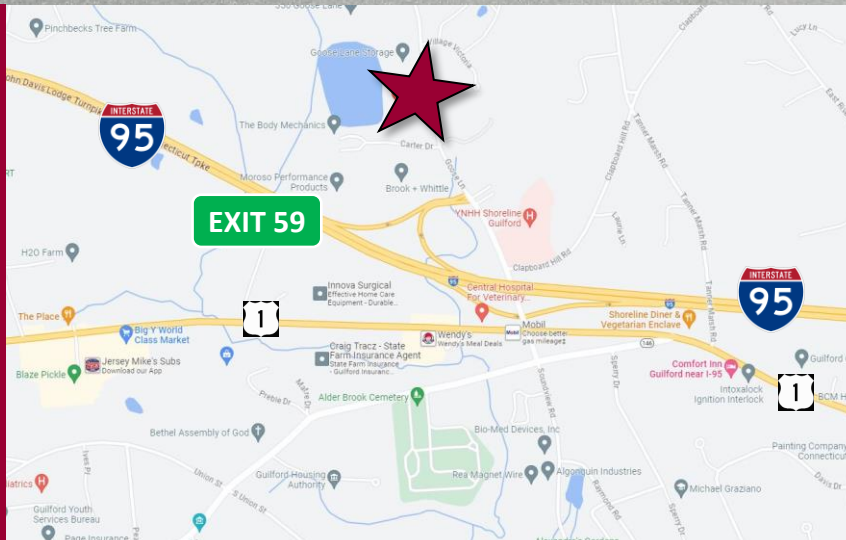


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- Innovation Park
- 58,260± SF 2-Story Professional Office Building
- 2,668± SF for Sublease
- 2<sup>nd</sup> 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](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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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### 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

### 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 2<sup>nd</sup> 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

### 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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- 2<sup>nd</sup> 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



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