



1353 BOSTON POST ROAD

MADISON

10,000 SF MEDICAL OFFICE/BIO TECH SPACE
ON US-1 IN MADISON

\$10.00 – 26.50/SF/YR
NNN

FOR LEASE

Medical Office Suites. Potential Life Science/Bio Tech Space on the Coast. Located in Madison's Up and Coming Hammonasset Gateway to the Sound, neighborhood. The 1st Floor Suites were renovated in 2018. Easy access to I-95, Hammonasset State Park, Salt Meadow Park & restaurants. The South Suite has 7-8 Exam Rooms, chart room, 5 offices and break area. Both have large waiting rooms. The second floor is a blank palette for general office, creative office, flex space & community spaces. Full Floor Lease allows for potential elevator and Complete Tenant Fit-Up..



Present Use: Medical & Offices

Potential Use: Urgent Care, MedSpa, BioTech R&D, Labs, Large Pediatric practice, etc.



AVAILABILITY

SF Available:	10,800	Ceiling Height:	9'	OH Doors:	0
SF Available Office:	10,800	Ceiling Height:	9'	Truck	0
Minimum	500SF				

BUILDING INFORMATION

Stories:	2		
First Floor Area:	9,800SF	Ceiling Height:	9'
Second Floor Area:	1,000SF	Ceiling Height:	9'
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	SF		
Total Floor Area:	SF		
Overhead Doors:	0	Size:	--
Truck Dock(s):	0	Size:	--
Year Built:	1978		
Condition:	Excellent		
Construction Type:	Wood Frame, Stucco		
Roof:	Flat/Membrane/Rubber		
Lin. Ft. Clear Span:	25		



LAND

Lot(s):	1	Frontage:	170
Area SF:	25,264	Depth:	80
Acres:	.58	% Land Coverage:	35
Parking:	50	% Building Coverage:	35
Zoning:	C	Condition of site:	Level/Paved

UTILITIES

POWER

MECHANICAL EQUIPMENT

Water: Municipal	Volts: 110	Elevator Size:	NA
Sewer: Septic	Amps: 200	Heating:	Gas/Propane
Gas: Propane	Phase: 1	Air Conditioning:	Forced Air
		Sprinkler:	NA
		Other Equipment:	Alarm

ASSESSMENT

Land:	\$236,500.00
Building:	\$662,700.00
Total:	\$302,100.00
Mills:	29.27
Taxes:	\$27,035.94

TRANSPORTATION

Bus Service:	Yes
Distance:	Door
Turnpike:	I-95
Exit:	62
Distance:	.75 Mi



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