



# FOR LEASE

157 Goose Lane, Guilford, CT 06437

1,500± SF – 3,128± SF PROFESSIONAL OFFICE SPACE | DIRECTLY OFF I-95

LEASE RATE: Price Upon Request

Owned & Managed By

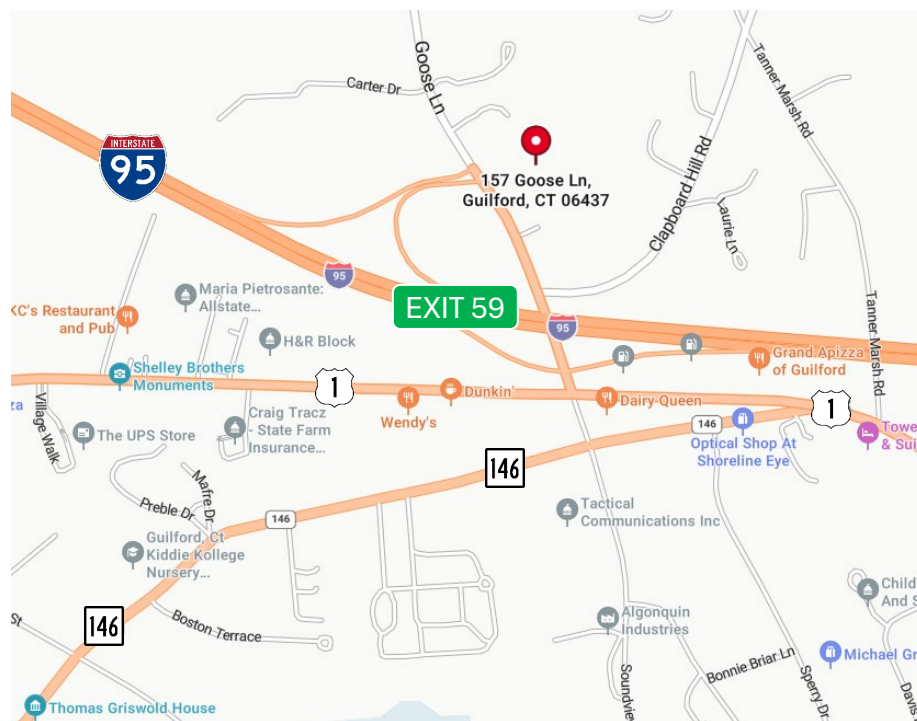


## HIGHLIGHTS

- Full Floor Availability with Natural Light & Multiple Entrances
- Directly off I-95, Exit 59
- Excellent Visibility
- Recent Improvements: New Parking Lot, Curbing, Windows, Signage & Outdoor Patio Areas
- Turnkey Fit-Out Options Available
- Adjacent to Yale Shoreline Hospital

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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](mailto:rlee@orlcommercial.com) | License: REB.0758300



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**157 Goose Lane, Guilford, CT 06437**

**1,500± SF – 3,128± SF PROFESSIONAL OFFICE SPACE**



- Full Floor Availability up to 3,128± SF
- Ample Natural Light with Three Separate Entrances
- Building Signage Available
- Fully Built-Out Office Space
- Multiple Private Offices, Bullpen, and Kitchenette
- Turnkey Fit-Out Options Available
- New HVAC Units in 2022
- Recently Completed Improvements: New Paving, Curbing, Signage, and Windows
- Heavy Power (800 Amps, 3-Phase)
- Entrance Directly Across from I-95 Ramp (Exit 59)
- Excellent Visibility & Nearby to Route 1



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## 1,500± SF – 3,128± SF PROFESSIONAL OFFICE





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**1,500± SF – 3,128± SF PROFESSIONAL OFFICE SPACE**

## **BUILDING INFORMATION – 157 Goose Lane**

**GROSS BLDG AREA:** 6,256± SF

**AVAILABLE AREA:** 3,128± SF

**WILL SUBDIVIDE TO:** 1,500± SF

**# OF FLOORS:** 2

**CONSTRUCTION:** Wood Frame, Brick Exterior

**ROOF TYPE:** Architectural Asphalt Shingles

**YEAR BUILT:** 1985

## **MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central Air (New 2022)

**TYPE OF HEAT:** Natural Gas

**FIRE ALARM:** Fire-Lite (Full Building)

**ELECTRIC/POWER:** 800 Amps, 240 Volt, 3-Phase

**LIGHTING:** LED

## **SITE INFORMATION**

**SITE AREA:** 2.72± Acres

**ZONING:** C-2 Commercial

**PARKING:** 54 Shared Spaces, 4.4/1,000

**SIGNAGE:** Monument & Building

**VISIBILITY:** Excellent

**FRONTAGE:** 170 Feet on Goose Lane

**HWY ACCESS:** I-95, Exit 59

## **UTILITIES**

**SEWER/WATER:** Septic / Public Connected

**GAS:** Natural

## **TAXES**

**ASSESSMENT:** \$1,270,640

**MILL RATE:** 28.40

**TAXES:** \$36,086.18

## **EXPENSES**

|                     |                                                                              |
|---------------------|------------------------------------------------------------------------------|
| <b>RE TAXES:</b>    | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| <b>UTILITIES:</b>   | <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord |
| <b>INSURANCE:</b>   | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| <b>MAINTENANCE:</b> | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| <b>JANITORIAL:</b>  | <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord |



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