



Ranked in the Top  
Commercial Firms in the US



# FOR SUBLEASE

The Offices at Serenity Hill – 1570 Boston Post Road, Suite 100, Guilford, CT 06437  
1,000± SF OFFICE SPACE

**SUBLEASE RATE: \$18.54/SF Modified Gross**

## HIGHLIGHTS

- Turn-key Office Space for Sublease
- 1,000± SF Available – Suite 100
- Beautifully & Recently Renovated
- Separate Entrances with Ramps
- Fully ADA Compliant
- Manicured Grounds
- Hilltop Location with Expansive Views
- Plenty of Parking
- Directly Off I-95, Exit 57

**Will Braun,**    
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 Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300



# SUBLEASE

**SUBLEASE RATE: \$18.54/SF Modified Gross**

**Serenity Hills, 1570 Boston Post Rd, Suite 100, Guilford, CT**

**1,000± SF TURN-KEY OFFICE SPACE**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 8,500± SF

**AVAILABLE AREA:** 1,000± SF Suite 100 – 1<sup>st</sup> FL

**# OF FLOORS:** 5

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Arch Shingles

**YEAR BUILT:** 1975 / Renovated

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Oil, Forced Air

### SITE INFORMATION

**SITE AREA:** 3.41± Acres

**ZONING:** PV-2

**PARKING:** 10,1,000 – 45 Spaces

**SIGNAGE:** Yes

**VISIBILITY:** Excellent

**HWY ACCESS:** I-95

### UTILITIES

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

**GAS:** Oil, Forced Air

### TAXES

**ASSESSMENT:** \$628,180

**MILL RATE:** 27.65

**TAXES:** \$17,369.18 (through Jan 2026)

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

*\*Tenant pays for electric & escalation in operating expenses above base year.*



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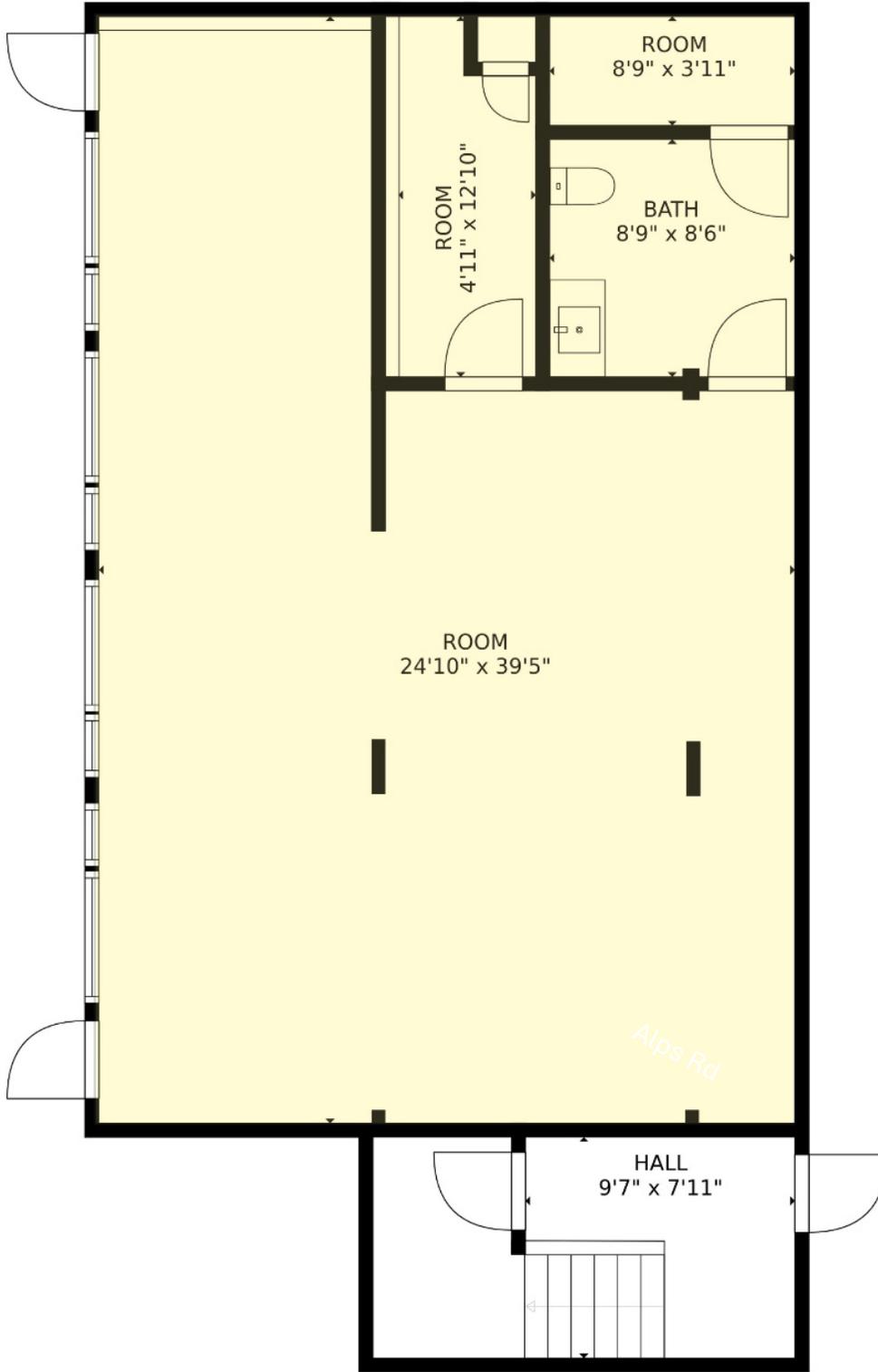
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**Serenity Hills, 1570 Boston Post Rd, Suite 100, Guilford, CT**

**1,000± SF TURN-KEY OFFICE SPACE**

1,000± SF AVAILABLE  
SUITE 100 - FIRST FLOOR



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