

FOR LEASE - 2,000-8,000 SF +/- OFFICE/FLEX SPACE 45 Connair Road, Orange



COLONIAL PROPERTIES



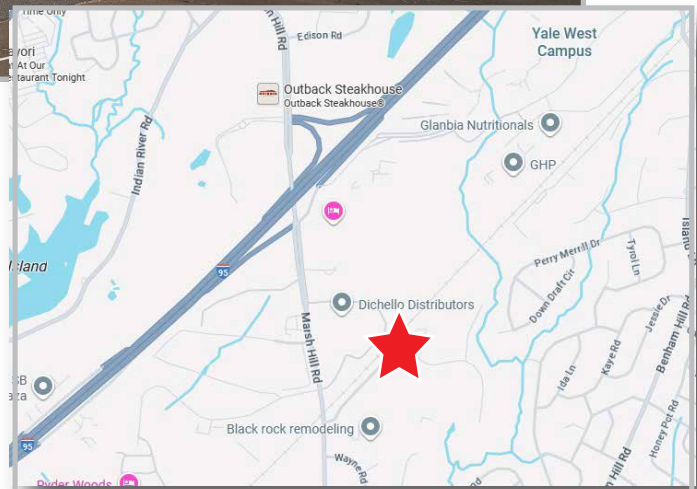
BUILDING INFORMATION

Lease Price: Lower Level: \$12/SF + Util.
2nd Flr: \$8/SF + Util.

Available SF: LL: 1,800 SF +/-, 2nd Flr:
2,000, 2,700 & 3,000 (can be combined)

Occupancy: Immediate

Zoning: LI-2



PROPERTY HIGHLIGHTS

- High-end finishes throughout, including marble flooring, new paint, and new LED lighting
- Standard ceiling height and efficient office layouts with abundant natural light
- Paved parking lot with ample spaces for tenants and visitors
- Convenient access to I-95 (0.7 miles) and the Merritt Parkway



**COLONIAL
PROPERTIES**

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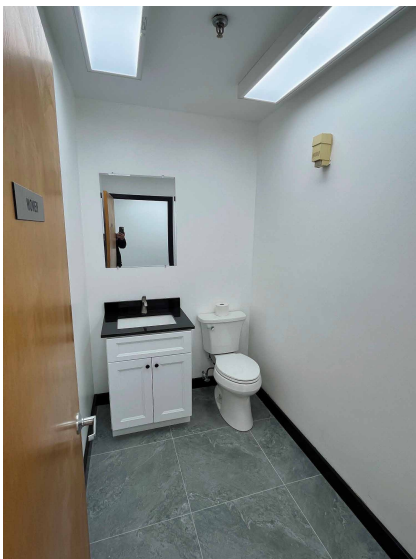
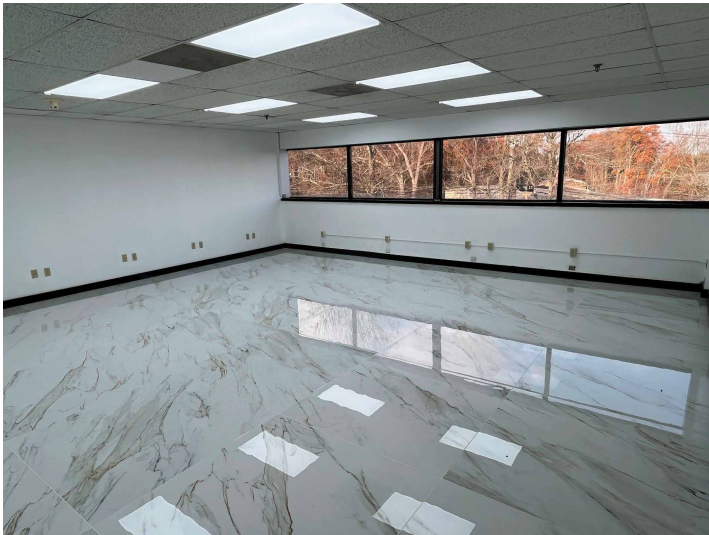
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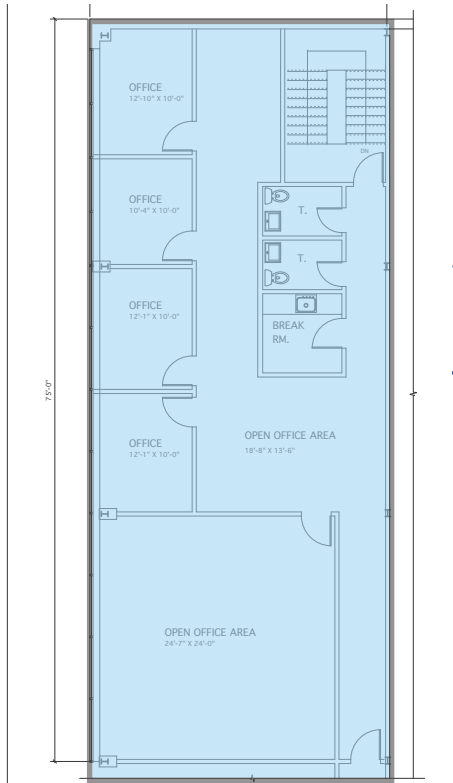
COLONIAL PROPERTIES



FLOORPLAN- 2ND FLOOR OFFICE UNITS

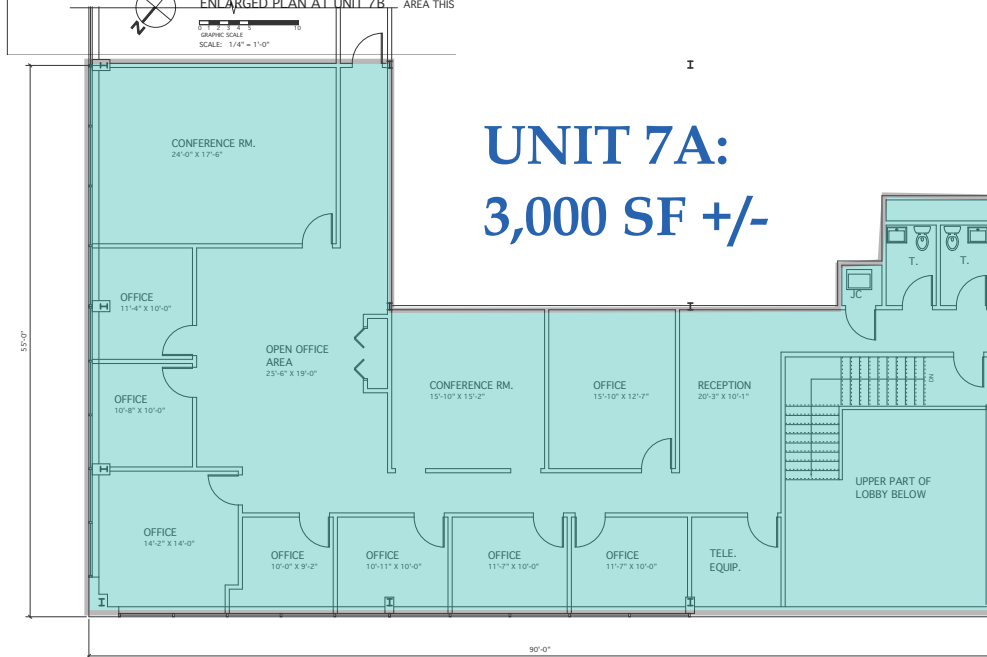
45 CONNAIR RD, ORANGE

UNIT 7B:
2,000 SF +/-



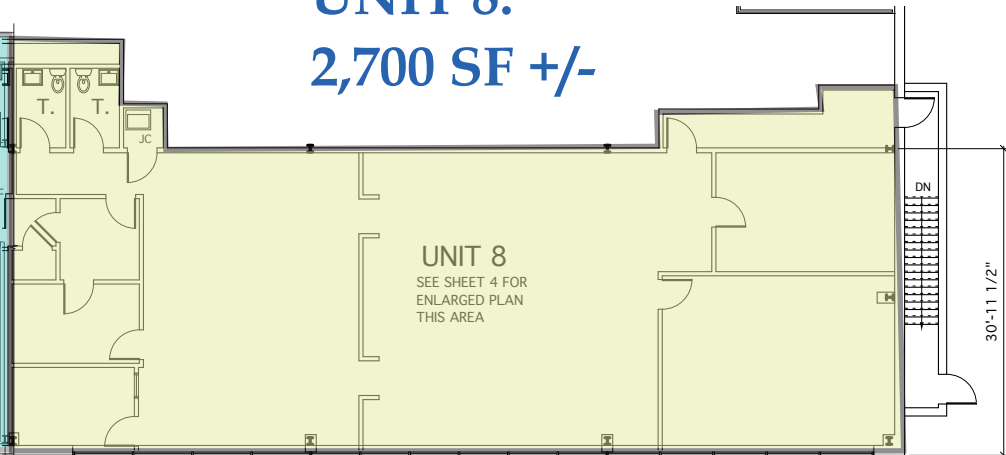
ENLARGED PLAN AT UNIT 7B AREA THIS
GRAPHIC SCALE
SCALE: 1/4" = 1'-0"

UNIT 7A:
3,000 SF +/-



ENLARGED PLAN AT UNIT 7A

UNIT 8:
2,700 SF +/-



UNIT 8
SEE SHEET 4 FOR
ENLARGED PLAN
THIS AREA

FLOORPLAN- LOWER LEVEL OFFICE UNIT

45 CONNAIR RD, ORANGE

