

FOR LEASE | 2,000 – 10,606± SF MEDICAL / OFFICE SPACE AVAILABLE

NEW PROFESSIONAL MEDICAL CENTER – NEW CONSTRUCTION

Atlas Commons, 213-215 Elm Street, Old Saybrook, CT 06475

LEASE RATE: \$24.50/SF NNN



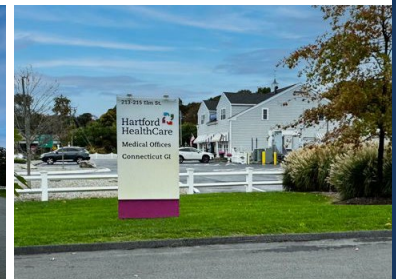
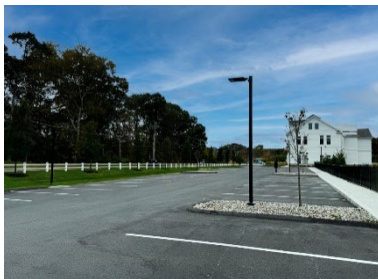
Ranked in Top 50
Commercial Firms in U.S.



Building #1

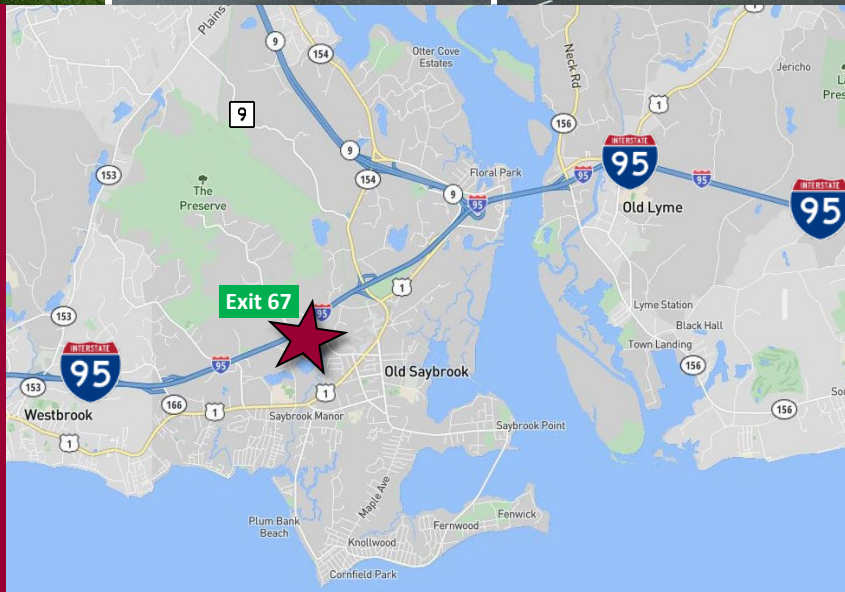


Building #2



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Property Highlights

- New Construction
- 12,606± SF available for Lease
- Generous tenant improvement allowance
- Building 1 #213: 12,587± SF
 - 2,000± SF for Lease - 2nd FL
- Building 2 #215: 10,606± SF
 - 5,303± SF for Lease - 1st FL
 - 5,303± SF for Lease - 2nd FL
- Located on 4.70 acres
- Directly off I-95 Exit 67
- ADT – 61,126± on I-95
- Many area amenities

For more information contact: **Will Braun** | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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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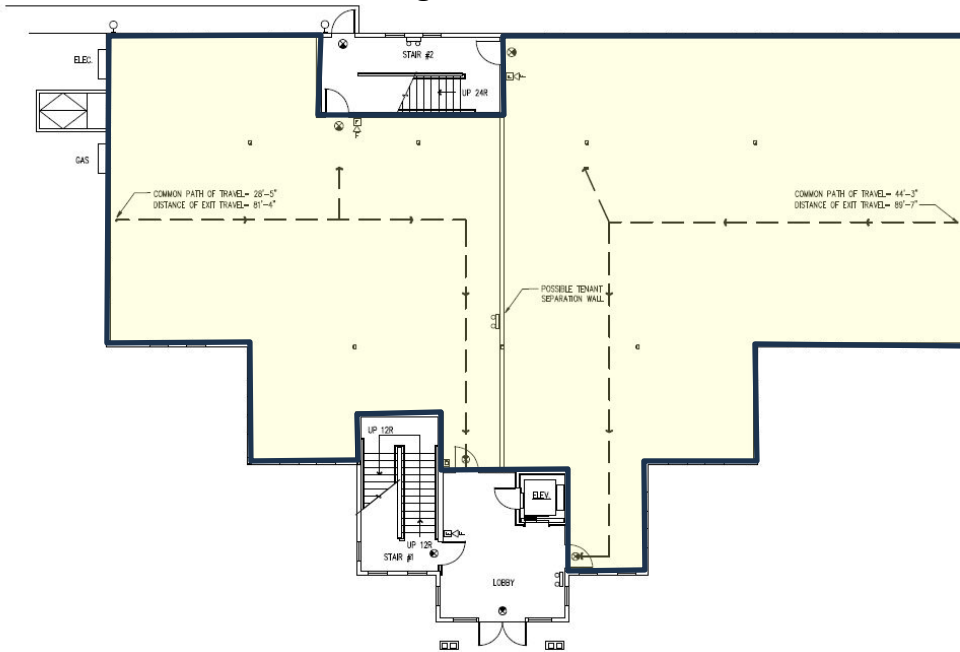
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Join Hartford Healthcare and Connecticut GI in this new medical center currently under construction in Old Saybrook, CT. Suites available from 2,000 – 10,606± SF contiguous with generous tenant improvement allowance.

Building #2: First Floor Plan



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