

FOR LEASE | 3,125 - 6,256± SF OFFICE FOR LEASE

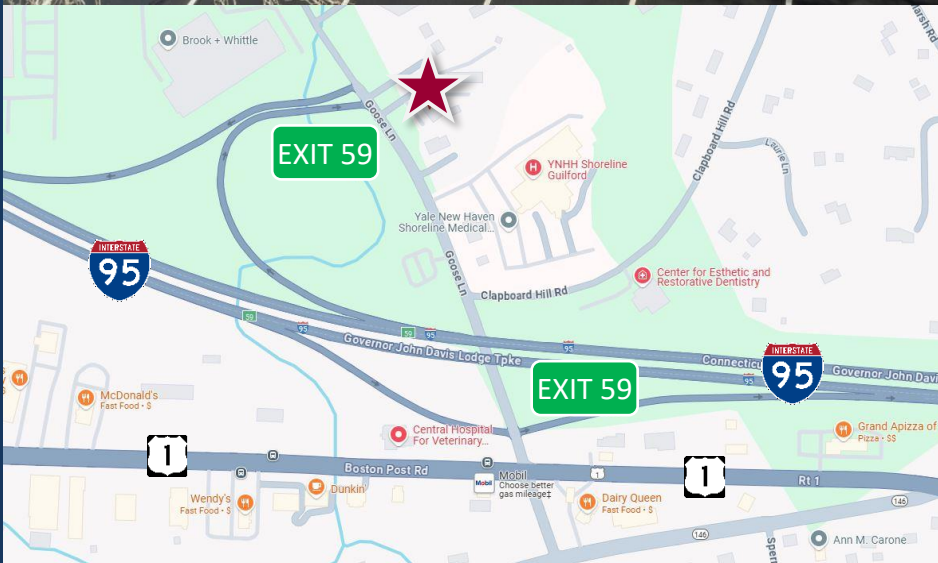
157 GOOSE LANE, GUILFORD, CT



Prominent Full Building for Lease Directly off I-95 with Frontage on Goose Lane

LEASE RATE: Price Upon Request

Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- Full Building Opportunity
- Immediate Access to I-95
- Across from Exit 59 On-Ramp
- Excellent Visibility
- Nearby to Route 1
- Adjacent to Yale Shoreline Hospital
- High-End Architectural Design
- New Ownership known for Concierge-style Ownership and Management

For more information contact: Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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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### BUILDING

#### INFORMATION

GROSS BLDG AREA 6,256± SF  
AVAILABLE AREA 6,256± SF  
MAX CONTIGUOUS AREA 6,256± SF  
WILL SUBDIVIDE TO 3,125± SF (by floor)  
NUMBER OF FLOORS 2  
CONSTRUCTION Wood Frame/Brick Exterior  
ROOF TYPE Architectural Asphalt Shingles  
YEAR BUILT 1985

### SITE

#### INFORMATION

SITE AREA 2.72± Acres  
ZONING C-2 - Commercial  
PARKING 50 shared spaces (4.1/1,000 SF)  
SIGNAGE Monument & Building  
VISIBILITY Excellent  
FRONTAGE 170'± on Goose Lane  
HWY ACCESS I-95 (Exit 59)

### UTILITIES

SEWER Septic  
WATER Public Connected  
GAS Natural

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air (replaced 2022)  
TYPE OF HEAT Natural Gas  
FIRE ALARM Fire-Lite (Full Building)  
ELECTRIC SERVICE 800 Amps; 240 Volt; 3-Phase  
ELEVATOR(S) Yes (1)  
LIGHTING LED

### EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

**DIRECTIONS** Directly off I-95 Exit 59.

**ABOUT THE LANDLORD** The Horton Group owns and has developed numerous buildings in Guilford, including 350 Goose Lane Professional Park just down the street and the Residences at 66 High Street downtown, both photoed below. We are a vertically integrated operator with property, asset, and construction management in-house. This structure allows us to provide the best experience for tenants as they will primarily deal directly with Horton Group employees, who have the care of a true long-term owner, during every step of their tenure. We wholeheartedly believe this is the only way to truly deliver the best-in-class service we strive for.

### OUR WORK

350 Goose Lane, Guilford, CT



66 High Street, Guilford, CT



### Property Highlights

- Prominent Stand-alone Building
- Full Building Opportunity
- Entrance Directly Across From I-95 Ramp (Exit 59)
- Excellent Visibility
- Nearby to Route 1
- Adjacent to Yale Shoreline Medical Center Hospital
- Nearby to many Medical and Office Tenants
- Building Signage Available
- Local Landlord known for Concierge-style Ownership and Management

### Building Highlights

- New HVAC Units in 2022
- Fully built out office space with multiple reception areas, private offices, and kitchens
- Heavy Power (3-Phase 800 Amps)
- Efficient LED Lighting and Natural Gas Heating
- High-End Architecturally Designed Exterior Façade
- Six (6) Separate Entrances
- Will Subdivide by the floor (down to 3,125± SF)

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