



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

3 Research Drive, Woodbridge, CT 06525
5,522± SF MEDICAL / OFFICE SPACE IN 9,910± SF BUILDING

LEASE RATE: \$22/SF NNN

HIGHLIGHTS

- Clean, Well-Maintained Medical Office with Full Build-out
- Former Aquatek Labs Space
- 5,522± SF Available for Lease
- Parking: 4.5/1,000 – 45 Spaces
- 100% AC, Private Offices, Lab / Testing Areas, Conference Room & Kitchenette
- Security System
- 2 Minutes to Route 15 - Wilbur Cross Pkwy

Will Braun,
Cell: 203-804-6001
wbraun@orlcommercial.com

Nick Leone
Cell: 203-903-6709
nleone@orlcommercial.com



WWW.ORLCOMMERCIAL.COM

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 | License: REB.0758300

OR & L COMMERCIAL **FOR LEASE**

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5,522± SF MEDICAL / OFFICE SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 9,910± SF

AVAILABLE AREA: 5,522± SF

OF FLOORS: 1

CONSTRUCTION: Masonry

ROOF TYPE: Tar & Gravel

YEAR BUILT: 2001

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100%

HEAT: Gas, Forced Hot Air

ELECTRIC/POWER: 600amp service

SITE INFORMATION

SITE AREA: 1.01± Acres

ZONING: DEV2

PARKING: 4.5/1,000 – 45 Spaces

SIGNAGE: Building & Monument

HWY ACCESS: 2 Minutes from Merritt Pkwy

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$780,010

MILL RATE: 32.62

TAXES: \$25,443.92 (\$2.57/SF)

EXPENSES

RE TAXES: Tenant Landlord

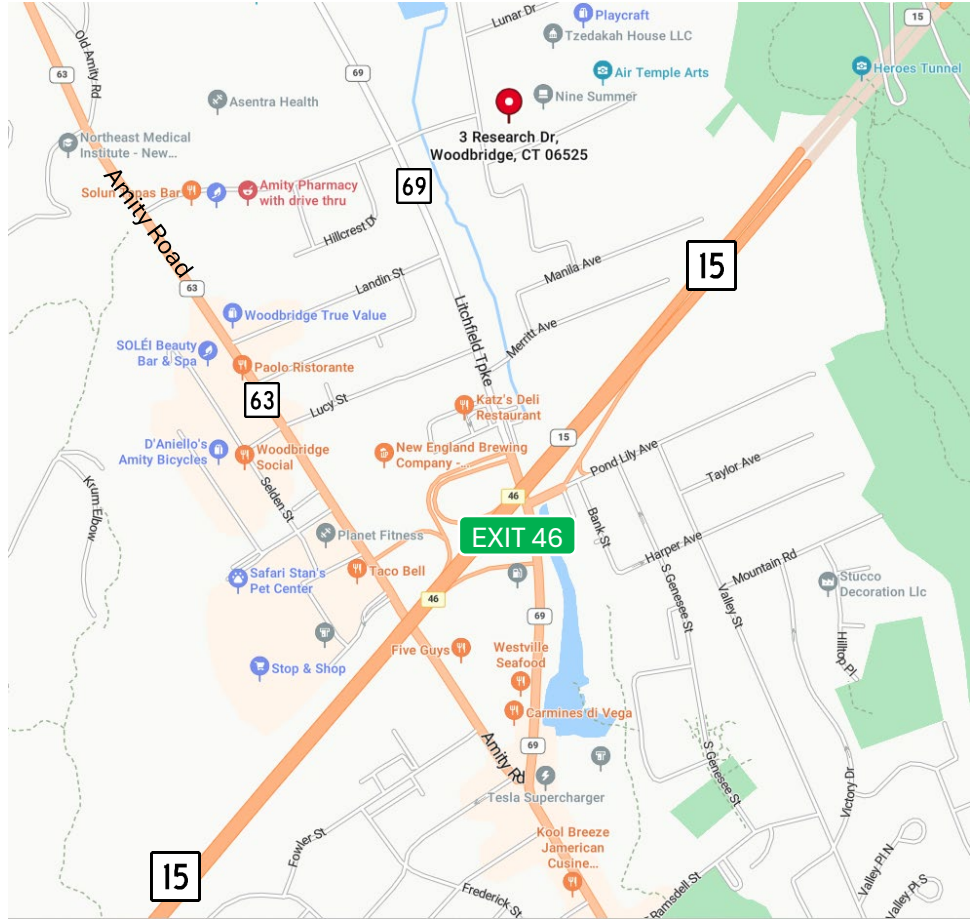
UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

NNN EXPENSES: TBD



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