

FOR LEASE | 2,500-6,137± SF OFFICE SPACE

CONCEPT PARK, PREMIER CLASS A SHORELINE LOCATION

753 Boston Post Road, Guilford, CT 06405

LEASE RATE: \$19.00/SF Modified Gross (+ cleaning & telecom security)

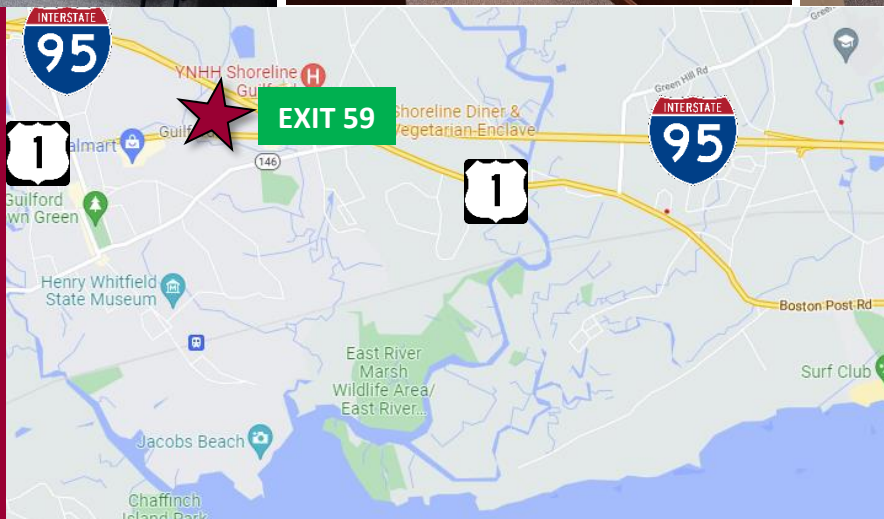


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2,500-6,137± SF for Lease
- Class A space in Concept Park, a premier complex
- 1st Floor Space
- Ample parking
- Signalized access
- Easy access to I-95 exit 59
- Excellent visibility from I-95 & Route 1
- Many area amenities

For more information contact: Frank Hird, SIOR | 203-643-1033 | fhird@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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BUILDING INFORMATION

GROSS BLD. AREA 28,000± SF
AVAILABLE AREA 2,500-6,137± SF
NUMBER OF FLOORS 2
CONSTRUCTION Steel & Masonry
ROOF TYPE Membrane
YEAR BUILT 1998

SITE INFORMATION

SITE AREA 3.18± acres
ZONING TS/I-1
PARKING 4/1000 SF
SIGNAGE Pylon at Route 1/on building
VISIBILITY From I-95
HWY.ACCESS I-95 exit 59
TRAFFIC COUNT 13,600 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas Warm Air
SPRINKLERED No
ELECTRIC SERVICE 1200 amps/480 volts
ELEVATOR(S) 1

EXPENSES

RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☐ Tenant ☒ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☒ Tenant ☐ Landlord
*Rent is Gross plus cleaning & telecom security

UTILITIES

SEWER Septic
WATER Public Connected
GAS Public Connected

OTHER TENANTS Lifetime Care at Home, Rehab Concepts Physical Therapy

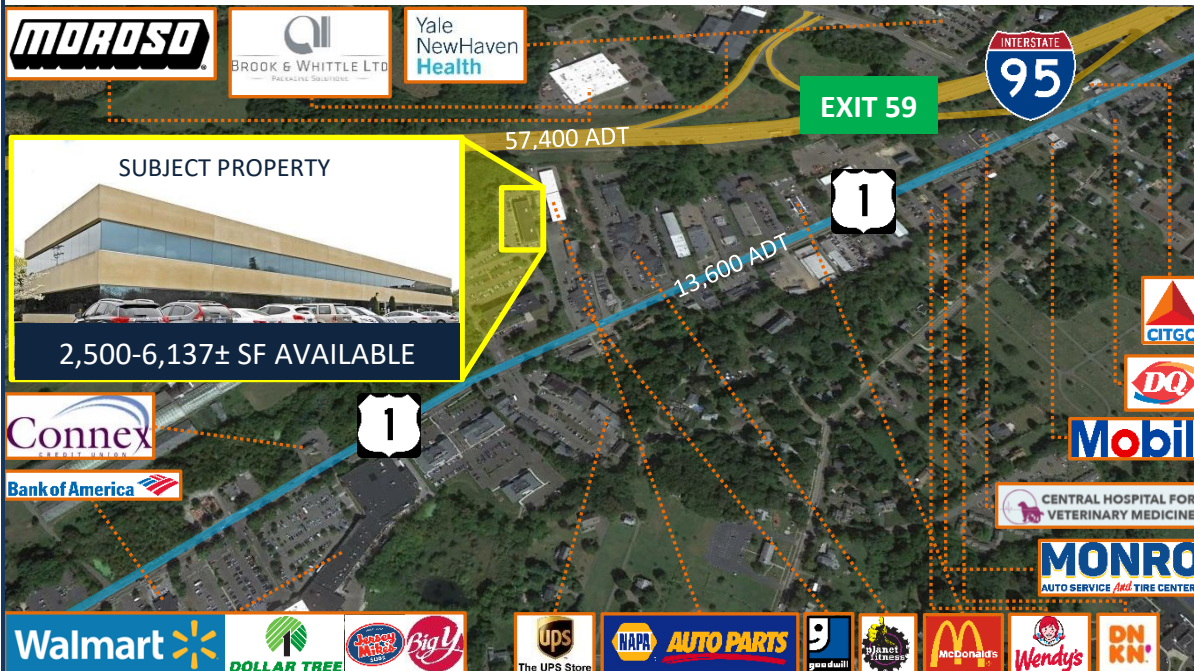
AREA RETAIL Big Y, Walmart, Dollar Tree, UPS Store, NAPA Auto Parts, Goodwill, Guilford Savings Bank, McDonald's, Wendy's, Monro, Dunkin', Mobil, Connex Credit Union, Jersey Mike's

COMMENTS O,R&L Commercial is pleased to present 2,500-6,137± SF of Class A office space available for lease at Concept Park, 753 Boston Post Rd, Guilford CT. Located in Guilford's premier retail corridor just 0.7 miles from I-95 exit 59 with signalized access and high end finishes, this is the ideal location for Professional Office use.

DIRECTIONS I-95 exit 59 Goose Lane to U.S. Route 1 (Boston Post Rd.), right onto Boston Post Rd.

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- Signalized access
- Easy access to I-95 exit 59
- Excellent visibility from I-95 & Route 1
- Many area amenities
 - Shopping
 - Banking
 - Dining



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