

# FOR LEASE | 3 MEDICAL OFFICE SUITES on FIRST FLOOR

SUITE 102 – 1,404± SF | SUITE 104 - 550± SF | SUITE 105 – 3,662± SF

New London Medical Arts Building, 4 Shaw's Cove, New London, CT 06320

LEASE RATE: Call Listing Broker

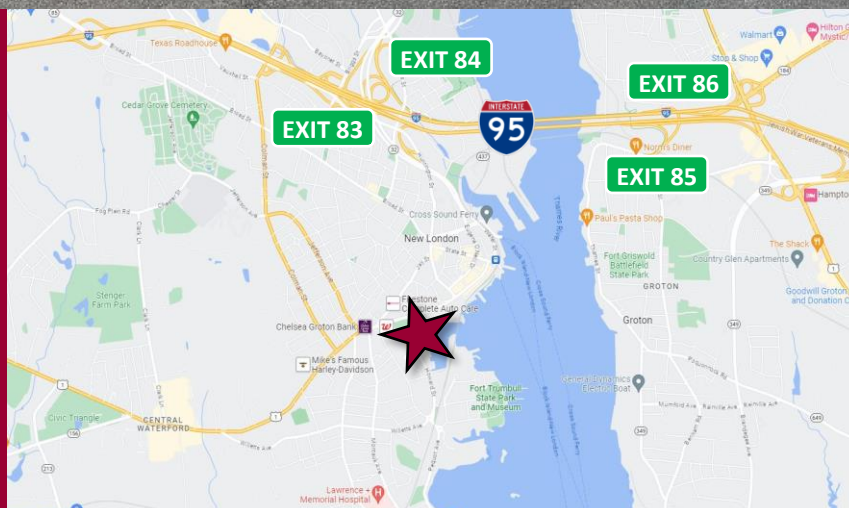


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## Property Highlights

- 26,572± SF Medical Office Building
- 3 Suites for Lease
  - #102 – 1,404± SF 1<sup>ST</sup> FL
  - #104 – 550± SF 1<sup>ST</sup> FL\*
  - #105 – 3,662± SF 1<sup>ST</sup> FL\*
- \*Contiguous space #104 & #105 - 4,212± SF
- Highway access to I-95
- Ample Open Parking
- Many area amenities
  - Shopping, Banking, Dining

For more information contact:

Will Braun | 203.804.6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or J. Richard Lee | 203.643.1006 | [rlee@orlcommercial.com](mailto:rlee@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

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### BUILDING INFORMATION

RENTABLE BUILDING AREA 26,572± SF  
AVAILABLE AREA 5,616± SF  
MAX CONTIGUOUS AREA 4,212± SF  
MIN SF AVAILABLE 550± SF  
NUMBER OF FLOORS 2  
CONSTRUCTION Brick, Masonry  
ROOF TYPE Asphalt Shingles  
YEAR BUILT 1987

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED Yes, Wet  
ELEVATOR(S) 1

### UTILITIES

SEWER Public Connected  
WATER Public Connected

### SITE INFORMATION

SITE AREA 2.31± Acres  
ZONING LI – 0  
PARKING Ample Open  
VISIBILITY Excellent  
HWY ACCESS I-95

### EXPENSES

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

### TAXES

ASSESSMENT \$3,606,988  
MILL RATE 37.24  
TAXES \$134,324.24

**COMMENTS** O,R&L Commercial is pleased to present 3 Medical Office Suites for Lease located in a 2-story professional medical office building located in New London's waterfront district in the New London Medical Arts Building at 4 Shaw's Cove. There are 3 suites available on the first floor: 550± SF, 1,404± SF and 3,662± SF. Suite 104 & 105 can be contiguous for 4,212± SF. The building has ample parking and convenient access to I-95.

**DIRECTIONS** I-95 to Exit 83 toward CT-32 Norwich/New London/Waterfront District merge to S. Frontage/I-95 Frontage Rd onto Huntington St to Jay St to Truman St to Blinman St to Howard St to Shaws Cove.



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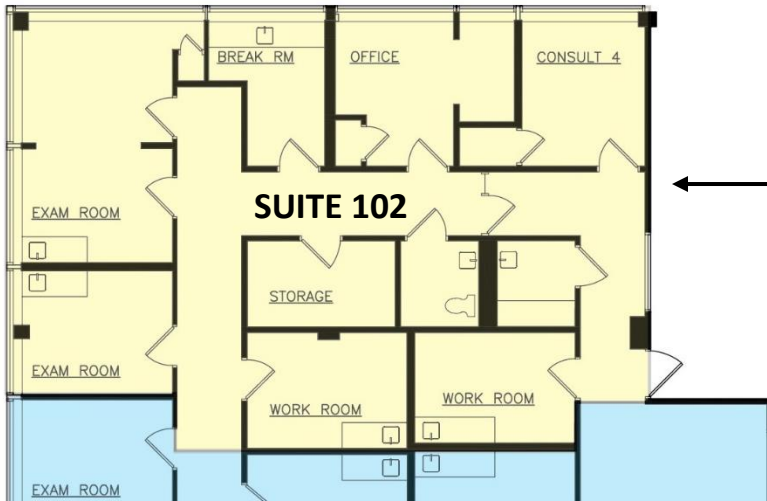
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**1,404± SF**



**AVAILABLE**  
**Suite 105**  
**3,662± SF**  
\*Can be 4,212± SF  
Contiguous space with  
adjacent Suite 104

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