

FOR LEASE | MULTIPLE SUITES FROM 993± SF – 3,148± SF PROFESSIONAL MEDICAL OFFICE SPACE ON ROUTE 1 | GUILFORD



669 Boston Post Road (Route 1), Guilford, CT 06437

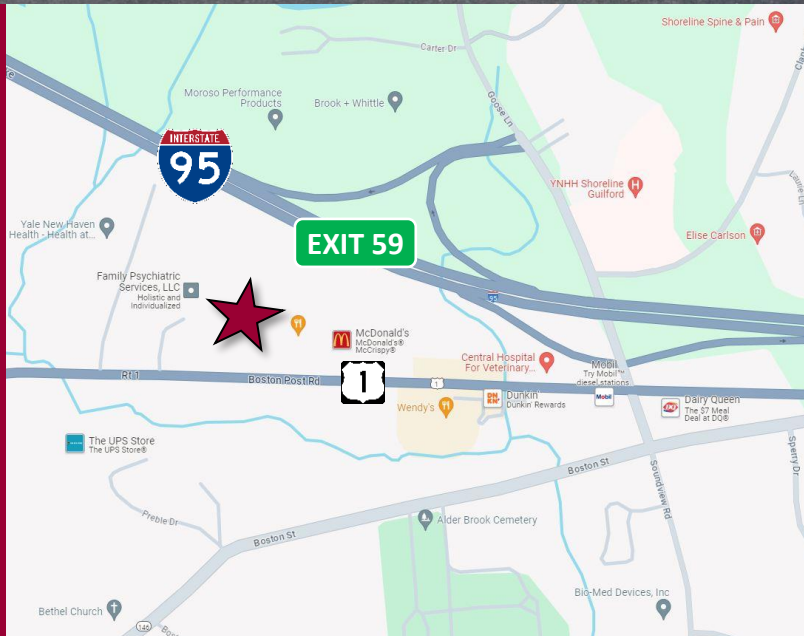
LEASE RATE: \$22/SF Modified Gross

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Professional Medical Office Space for Lease
- Multiple Suites Available:
 - Flexible Floor Plan Options
 - Suite #2/3 – 2,067± SF
 - Suite #6 – 1,080± SF*
 - Suite #7 – 993± SF*
 - Suite #8 – 1,075± SF*
 - *#6-8 Contiguous – 3,148± SF
- Route 1 / Boston Post Road Location
- Great Access Directly on/off I-95 at Exit 59
- Parking – 4/1,000 SF
- ADT: 13,000±
- 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
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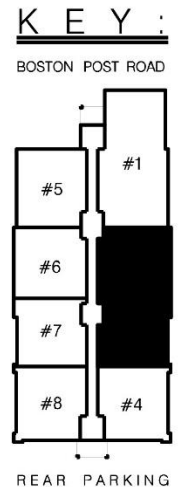
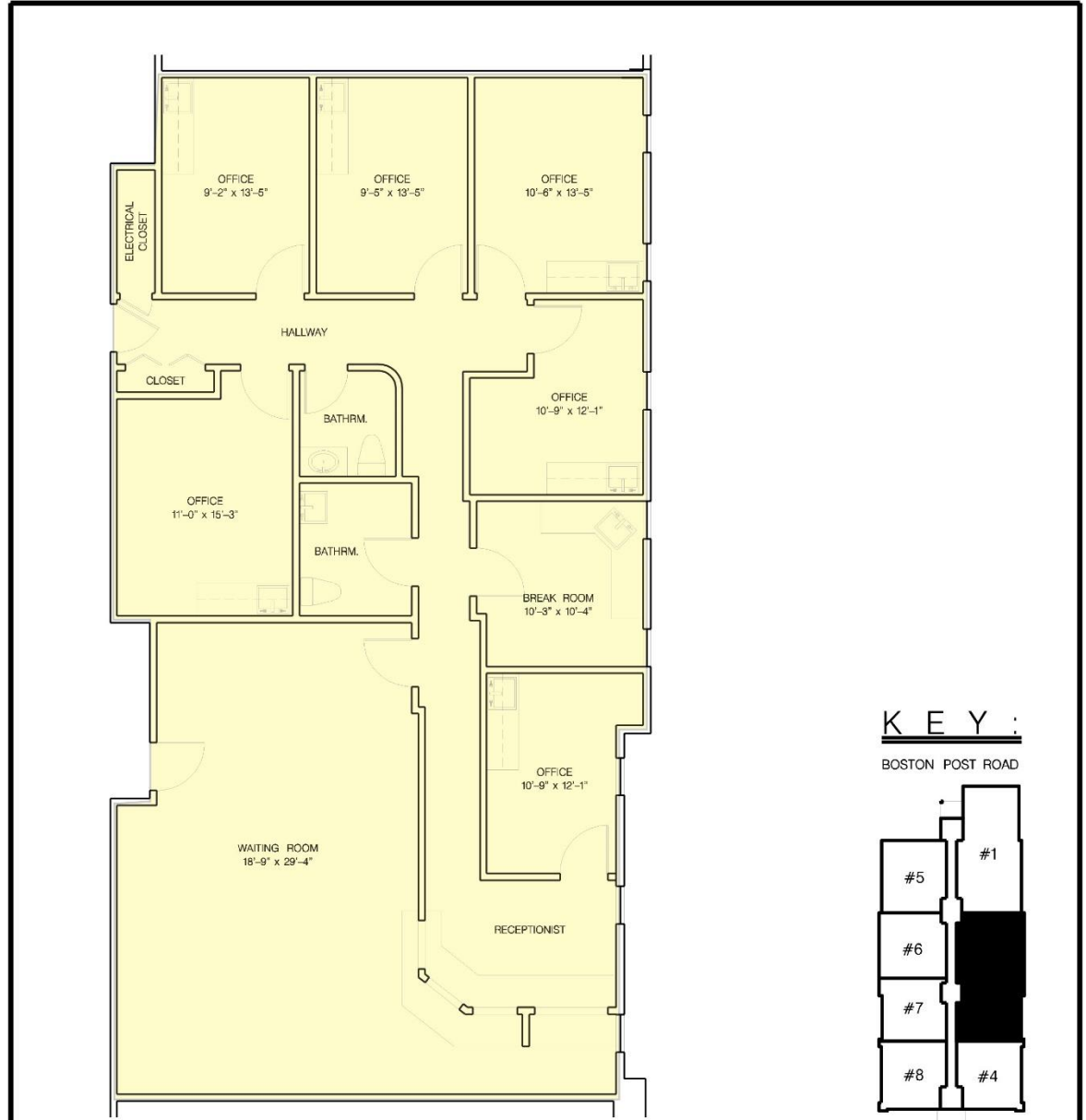
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Unit #2 & 3 – 2,067± SF
Available for Lease



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FIND US ON



COMMERCIAL BUILDING
669 BOSTON POST ROAD
GUILFORD, CT

SQUARE FOOTAGE - 2,067 SF

TENANT SPACE

2&3

DRAWING NOT TO SCALE

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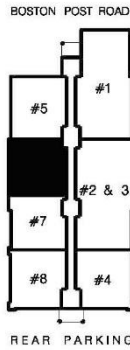
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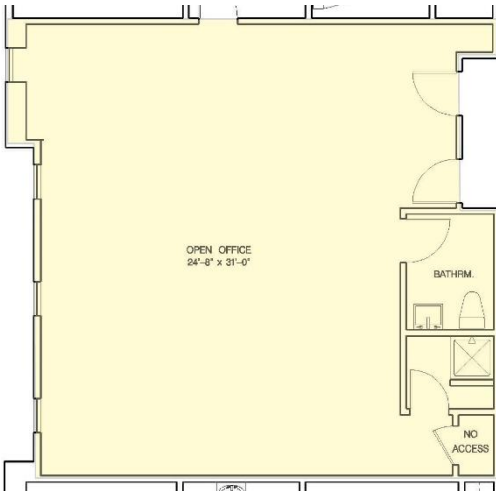
Unit #'s 6 thru 8 – 3,148± SF Contiguous



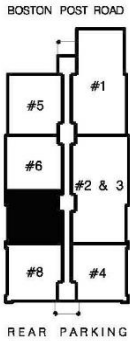
KEY :



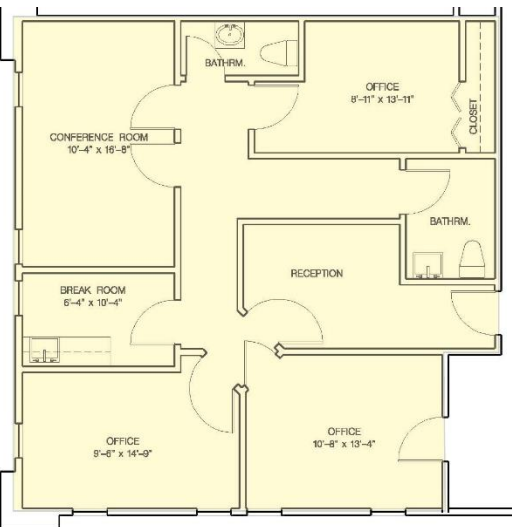
Unit #6 – 1,080± SF



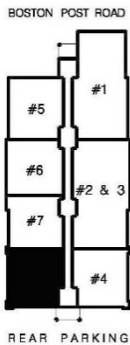
KEY :



Unit #7 – 993± SF



KEY :



Unit #8 – 1,075± SF

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BUILDING INFORMATION

GROSS BLDG AREA	10,864± SF
AVAILABLE AREA	5,215± SF
MAX CONTIGUOUS AREA	3,148± SF
MINIMUM AREA	993± SF
NUMBER OF FLOORS	1
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt Shingles
YEAR BUILT	1956 - Renovated

SITE INFORMATION

SITE AREA	1.52± Acres
ZONING	TS
PARKING	Open Parking, 4/1,000 SF
SIGNAGE	On Building
VISIBILITY	Great
FRONTAGE	110.5'
HWY ACCESS	I-95, Exit 59
TRAFFIC COUNT	13,000± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air

UTILITIES

SEWER	Septic
WATER	Public Connected
GAS	Yes

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

TAXES

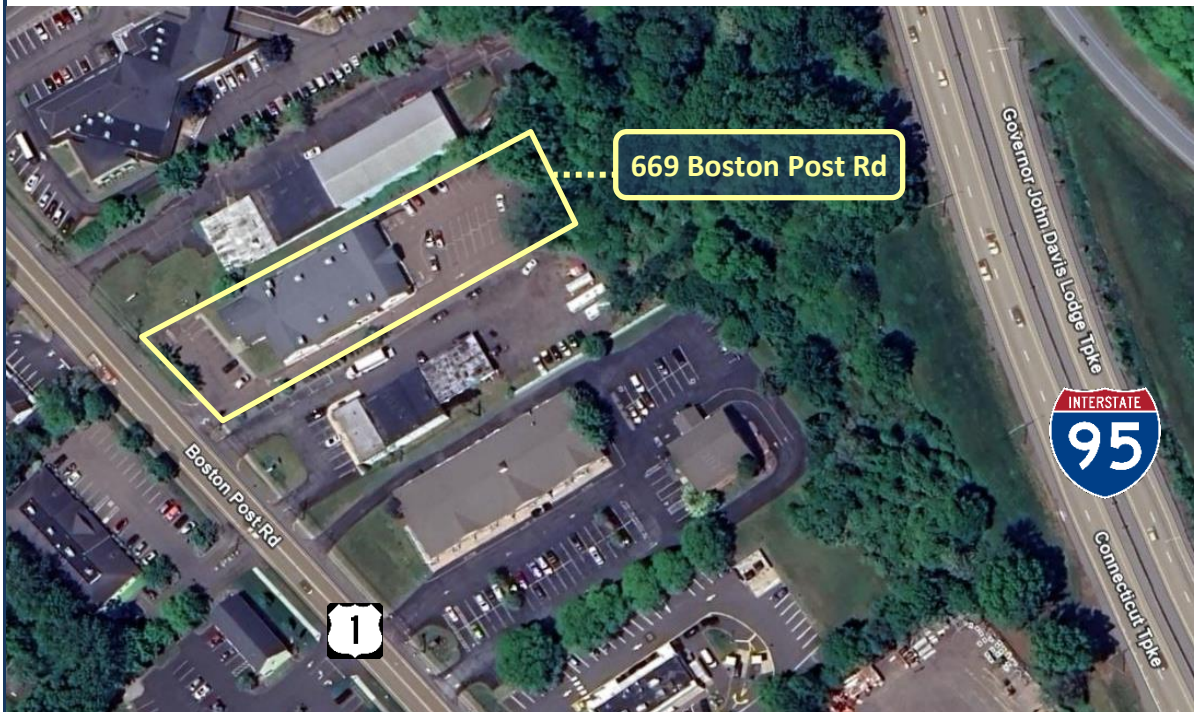
ASSESSMENT	\$794,290
MILL RATE	25.88
TAXES	\$20,556.24

COMMENTS O,R&L Commercial is pleased to present multiple Medical Office suites for Lease located in a 10,864± SF professional medical office building. There are 4 suites available ranging from 993± SF up to 3,148± SF with flexible floor plan options. The property is well located in the center of Guilford's Downtown Central Business District with convenient access to I-95 North and South. Parking: 4/1,000 SF.

DIRECTIONS I-95 to Exit 59 for Goose Lane to Boston Post Road / Route 1.

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