

FOR LEASE: 165± SF – 1,805± SF CONTIGUOUS AVAILABLE RETAIL / OFFICE BUILDING - BOSTON POST ROAD / ROUTE 1 LOCATION



900 Boston Post Road, Old Saybrook, CT 06475

LEASE RATES: As Low as \$375/Month Including Utilities

Ranked in Top 50
Commercial Firms in U.S.

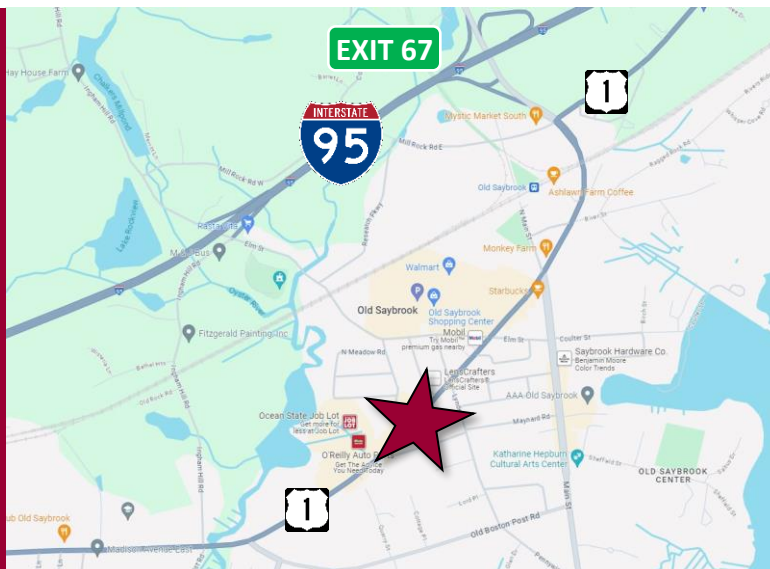


Property Highlights

- 8,496± SF Retail / Office Building
- Downtown Central Business District
- 5,875± SF Available for Lease in Multiple Suites
- **First Floor Retail / Office Availability:**
 - Suite 105 - 600± SF
 - Suite 101 - 350± SF
- **2nd Floor Office Availability:**
 - Multiple Suites Ranging from 165± - 1,805± SF
- **Ground Floor Availability:**
 - 1,800± SF
- Elevator Building
- Utilities Included in Rent
- Recently Renovated Building
- Highway Access: I-95
- Many Area Amenities Nearby

STAY UP TO DATE ON OUR LISTINGS!

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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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

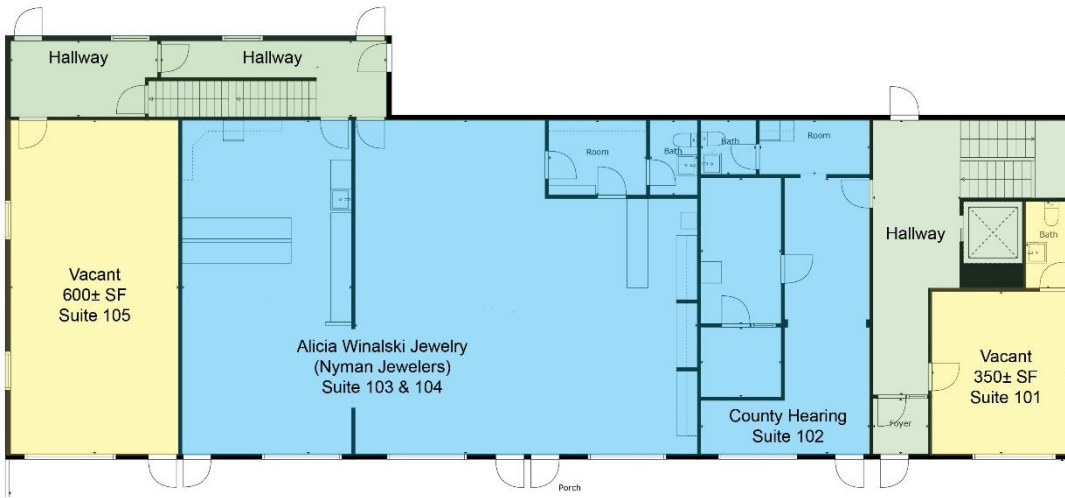
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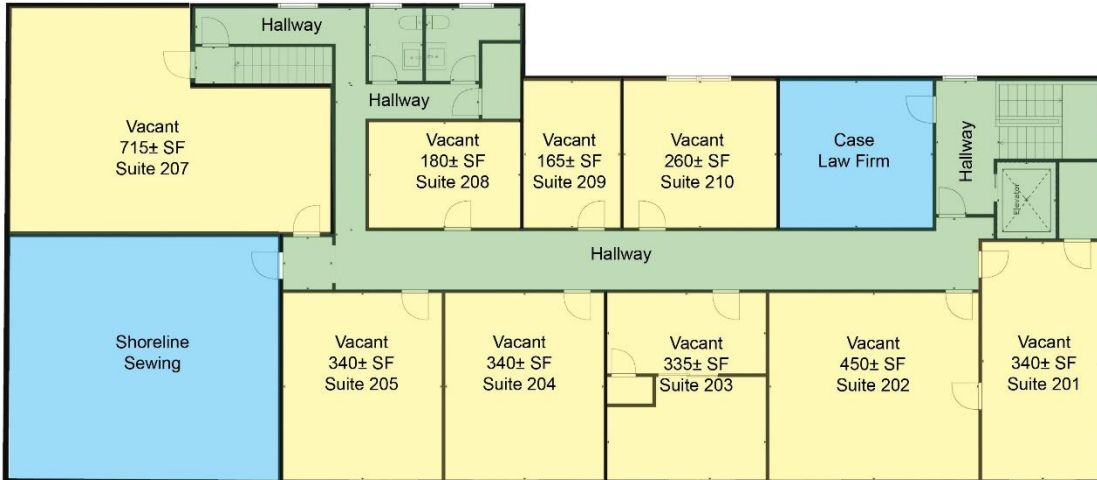
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First Floor Availability

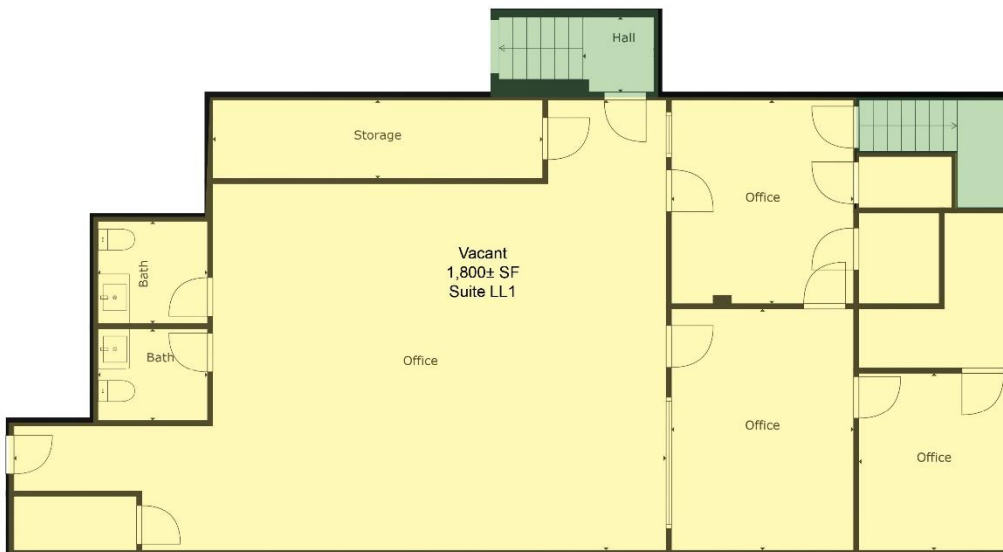
- Suite 105 - 600± SF
- Suite 101 - 350± SF



Second Floor Availability

- Suite 201 - 340± SF
- Suite 202 - 450± SF
- Suite 203 - 335± SF
- Suite 204 - 340± SF
- Suite 205 - 340± SF
- Suite 207 - 715± SF
- Suite 208 - 180± SF
- Suite 209 - 165± SF
- Suite 210 - 260± SF

*Multiple Contiguous options up to 1,805± SF



Ground Floor Availability

- Suite LL1 – 1,800± SF

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BUILDING INFORMATION

GROSS BLDG AREA	8,496± SF
AVAILABLE AREA	5,875± SF
MAX CONTIGUOUS AREA	1,805± SF
MIN AVAILABLE AREA	165± SF
NUMBER OF FLOORS	2
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt
YEAR BUILT	1965

SITE INFORMATION

SITE AREA	0.45± Acre
ZONING	B2
PARKING	2.94/1,000
SIGNAGE	Building, Pylon
VISIBILITY	Excellent
FRONTAGE	120 Feet – Route 1
HWY ACCESS	I-95
TRAFFIC COUNT	10,684±

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Oil, Forced Air

UTILITIES

SEWER	Septic
WATER	Public Connected

DIRECTIONS I-95 to Exit 67 to Boston
Post Road / Route 1

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input type="checkbox"/> Tenant	<input checked="" 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	\$541,100
MILL RATE	15.20
TAXES	\$8,224.72

COMMENTS O,R&L Commercial is pleased to present an 8,496± SF Retail / Office Building with elevator for Lease. The property is located on Old Saybrook's Route 1 / Boston Post Road with many area amenities nearby. The building is multi-tenanted with 5,875± SF available for Lease. Availability includes multiple variations of contiguous space with suites ranging from 165± SF up to 1,805± SF.

AREA RETAILERS Stop & Shop, Walmart, Marshalls, HomeGoods, Beach Club Fitness, Ocean State Job Lot, O'Reilly Auto Parts, Smithland Pet & Garden Center, Monro Auto Service

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- Utilities Included in Rent
- Recently Renovated Building
- Highway Access: I-95
- Many area amenities nearby
 - Shopping
 - Banking
 - Dining



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