

FOR LEASE | 200± - 2,846± SF OFFICE SPACE AVAILABLE

2nd FLOOR OFFICE WITH ELEVATOR

724 Boston Post Road, Route 1, Madison, CT 06443

LEASE RATE: Rent as low as \$400 per month!

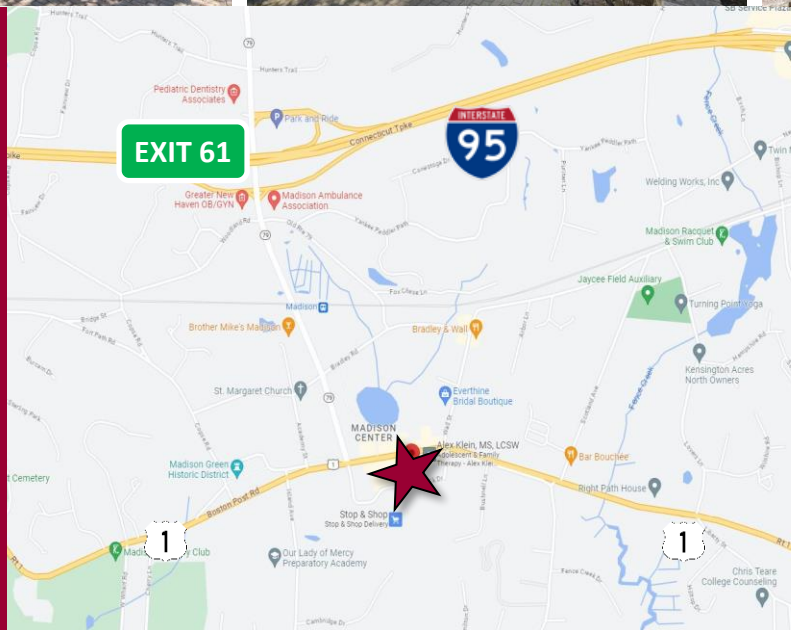


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 200-2,846± SF Professional Office Space for Lease
 - Suite 201 & Suite 202
 - Contiguous spaces
 - Divisible space
- Park-like Pedestrian Plaza with Outdoor Seating
- Basement Storage Available
- Elevator Building
- Ideally Located in Center of Madison's Central Business District
- Immediate Access to I-95 at Exit 61
- Many amenities nearby
 - Banks, Restaurants, Post Office
- Neighboring tenants include KeyBank, Ashley's Ice Cream,

For more information contact: [William 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.

FOR LEASE | 200± - 2,846± SF OFFICE SPACE AVAILABLE

2ND FLOOR OFFICE WITH ELEVATOR

724 Boston Post Road, Route 1, Madison, CT 06443

LEASE RATE: Rent as low as \$400 per month!



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

RENTABLE BLDG AREA	15,498± SF
RENTABLE AREA	2,846± SF (Contiguous) Suite 201 & Suite 202
MINIMUM AREA	200± SF
AVAILABLE AREA	3
NUMBER OF FLOORS	1 st FL: 7,940± SF
FLOOR PLATE	2 nd FL: 7,940± SF 3 rd FL: 2,940± SF Available for Storage
BASEMENT	Masonry / Brick
CONSTRUCTION	Flat, Tar & Gravel / Rubber
ROOF TYPE	1969
YEAR BUILT	

SITE INFORMATION

SITE AREA	0.48 Acre
ZONING	DW
PARKING	Ample, free, town parking on Boston Post Rd & in adjacent lot behind building.
SIGNAGE	2 Monuments, Retail building signage, Interior directories for tenants
VISIBILITY	Excellent on Route 1
FRONTAGE	94.6' on Route 1
HWY ACCESS	I-95, Exit 61 Route 1
TRAFFIC COUNT	11,100 ADT

MECHANICAL EQUIPMENT

FORCED AIR	Central A/C
AIR CONDITIONING	Natural Gas, Forced Air
TYPE OF HEAT	1
ELEVATOR(S)	Full Building Fire Alarm System
OTHER	

DIRECTIONS

I-95, Exit 61. Right onto Durham Rd (Rt. 79). Left onto Boston Post Rd (Rt. 1). Property is on the right.

COMMENTS

O,R&L Commercial is pleased to present sought after Office space at the KeyBank building in downtown Madison. Availability includes space starting from approximately 200± SF to 2,846± SF contiguous. The former home to Shore Publishing, the available space is positioned at the end of the building and surrounded by windows, allowing for plenty of natural light. The building has an elevator and is handicap accessible. Located in the center of Madison's charming central business district, one will find banks, the post office, and numerous restaurants and cafes just a short walk away. The ever-popular Madison Coffee House is on the ground level of the building. A large pedestrian courtyard offers a comfortable exterior space for breaks from the office. Ample free parking surrounding the building add to the convenient location.

UTILITIES

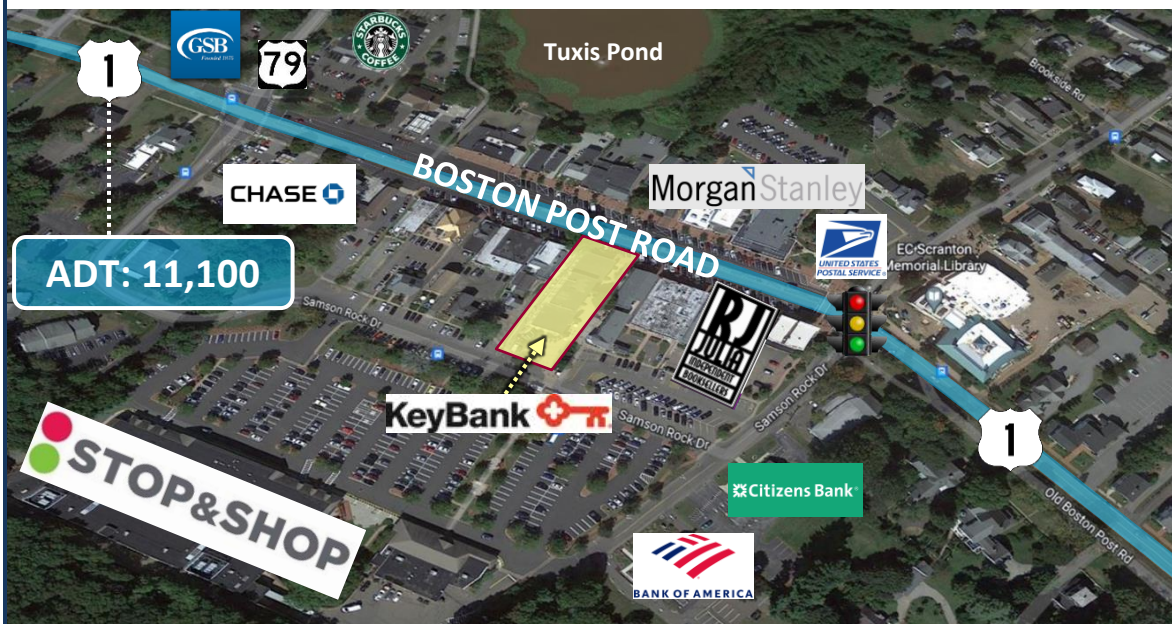
SEWER	Septic (2,500 Gallons)
WATER	City
GAS	Yes

TAXES

ASSESSMENT	\$1,595,800
MILL RATE	22.0
TAXES	\$35,107.60

Property Highlights

- 200-2,846± SF Professional Office Space for Lease
 - Suite 201 & Suite 202
 - Contiguous spaces
 - Divisible space
- Park-like Pedestrian Plaza with Outdoor Seating
- Basement Storage Available
- Elevator Building
- Ideally Located in Madison's Central Business District
- Immediate Access to I-95 at Exit 61
- Many amenities nearby
 - Banks, Restaurants, Post Office
- Neighboring tenants include KeyBank, Ashley's Ice Cream, Madison Coffee House & others



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: William 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.