

THE OFFICES AT SERENITY HILL | GUILFORD

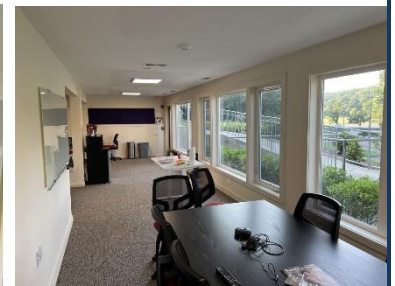
FOR LEASE: 1,000± SF & 675± SF OFFICE SPACE AVAILABLE



Serenity Hill, 1570 Boston Post Road, Suite 100, Guilford 06437

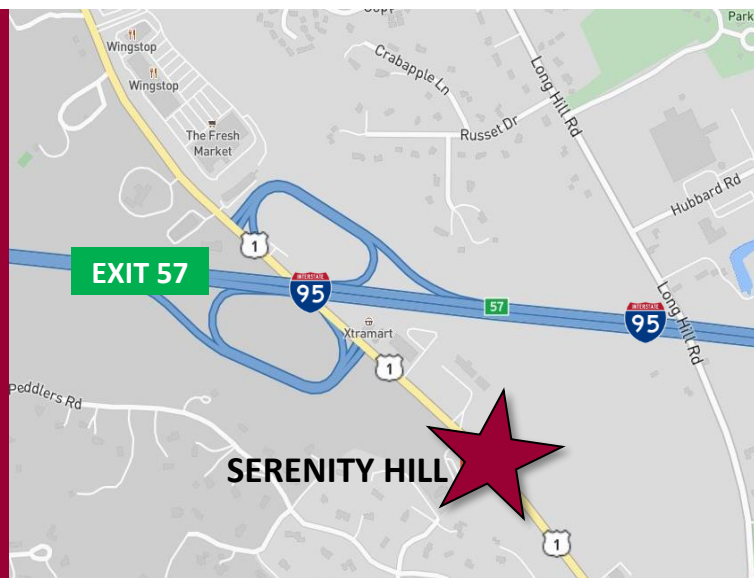
LEASE RATE: \$18/SF Modified Gross

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Class "A" Office Space for Lease
- **1,000± SF – Suite 100**
- **675± SF – Suite 500**
- Beautifully & Recently Renovated
- Separate Entrances with Ramps
- Fully ADA Compliant
- Manicured Grounds
- Hilltop Location with Expansive Views
- Plenty of Parking
- Directly off I-95, Exit 57

For more information contact: Will Braun | 203-804-6001 (Cell) | 203-643-1008 (Office) | 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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BUILDING INFORMATION

GROSS BLDG AREA 8,500± SF
AVAILABLE AREA 1,000± SF – Suite 100
675± SF – Suite 500
NUMBER OF FLOORS 5
CONSTRUCTION Wood Frame
ROOF TYPE Arch Shingles
YEAR BUILT 1975 / Renovated

SITE INFORMATION

SITE AREA 3.41± Acres
ZONING PV-2
PARKING 10/1,000 – 45 spaces
SIGNAGE Yes
VISIBILITY Excellent
HWY ACCESS I-95

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
*Tenant pays for electric & escalations in operating expenses above base year.

TAXES

ASSESSMENT \$628,180
MILL RATE 25.88
TAXES \$16,257.30

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil, Forced Air

UTILITIES

SEWER Septic
WATER Public Connected

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COMMENTS Beautifully and recently renovated Class “A” office space with unbeatable accessibility from up and down the CT shoreline. 1,000± SF of first floor Office space and 675± SF of Office space with ground floor entry for Lease. Each floor of the building is connected by a common stairwell and all have their own main entrances with ramps. The building is fully ADA compliant, has expansive views, manicured grounds and plenty of parking. You will love having your business at Serenity Hill in Guilford.

DIRECTIONS The property is located directly off I-95. Take Exit 57 to Boston Post Road / Route 1.



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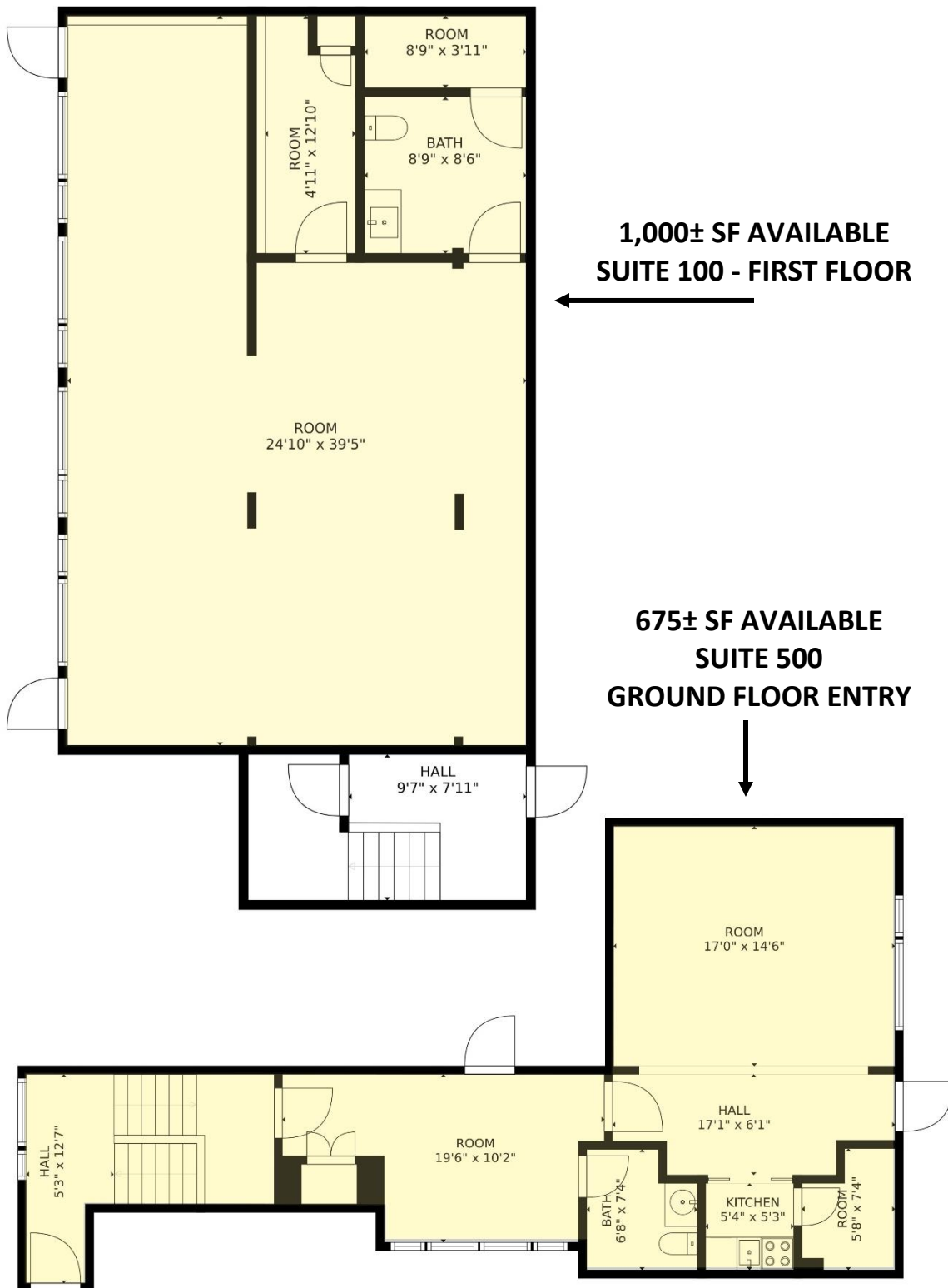
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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