

# FOR LEASE | 1,550± SF 2<sup>nd</sup> FLOOR OFFICE SPACE

## BOSTON POST ROAD – ROUTE 1 LOCATION - MADISON

588 Boston Post Road, Madison, CT 06443

LEASE RATE: \$23/SF Modified Gross

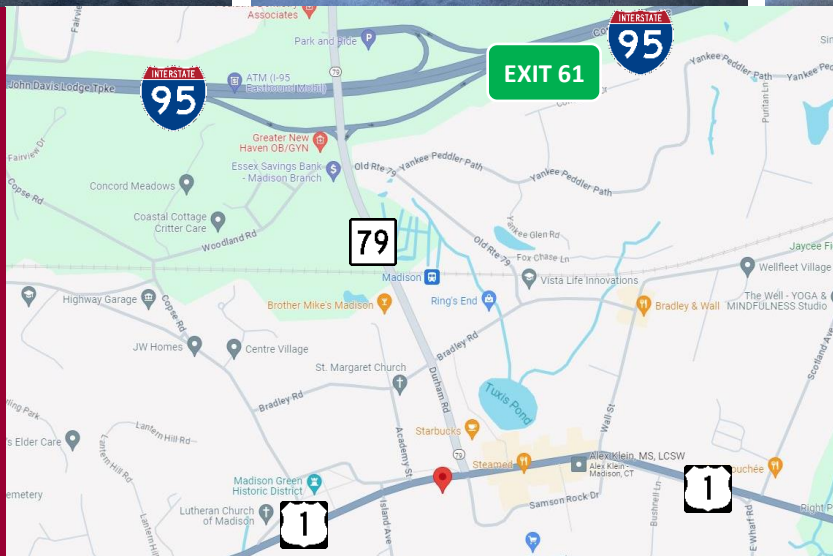


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### Property Highlights

- Professional Office Space for Lease
- 1,550± SF Available
- 2<sup>nd</sup> Floor Space
- Heat A/C Split
- Ample, Open Parking
- Highly Visible Route 1 / Boston Post Rd Location
- Downtown Central Business District
- Close Proximity to beach and recreational areas
- Many area amenities

For more information contact:

Will Braun 203-804-6001 [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or Frank Hird, SIOR 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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### BUILDING INFORMATION

GROSS BLDG AREA 3,496± SF  
AVAILABLE AREA 1,550± SF – 2<sup>nd</sup> Floor  
NUMBER OF FLOORS 2  
CONSTRUCTION Wood Frame  
ROOF TYPE Asphalt Shingles  
YEAR BUILT 1986

### SITE INFORMATION

SITE AREA 0.93± Acre  
ZONING R-2  
PARKING Open, Ample Parking  
SIGNAGE Building  
VISIBILITY Excellent  
FRONTAGE Route 1  
HWY ACCESS I-95

### MECHANICAL EQUIPMENT

AIR CONDITIONING & HEAT Heat A/C Split

### UTILITIES

SEWER Public Connected  
WATER Septic  
GAS Propane

### EXPENSES

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

### TAXES

ASSESSMENT \$621,060  
MILL RATE 29.97  
TAXES \$18,613.18

**COMMENTS** O,R&L Commercial is pleased to present 1,550± SF of 2<sup>nd</sup> Floor Office space for Lease. The building is located in the downtown central business district on Route 1 / Boston Post Road with ample parking. Close proximity to beach and recreational areas.

**DIRECTIONS** I-95 to Exit 61 to CT-79/South Durham Rd to Boston Post Rd / Route 1

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- Downtown Central Business District
- Close Proximity to beach and recreational areas
- Many area amenities
  - Shopping
  - Banking
  - Dining



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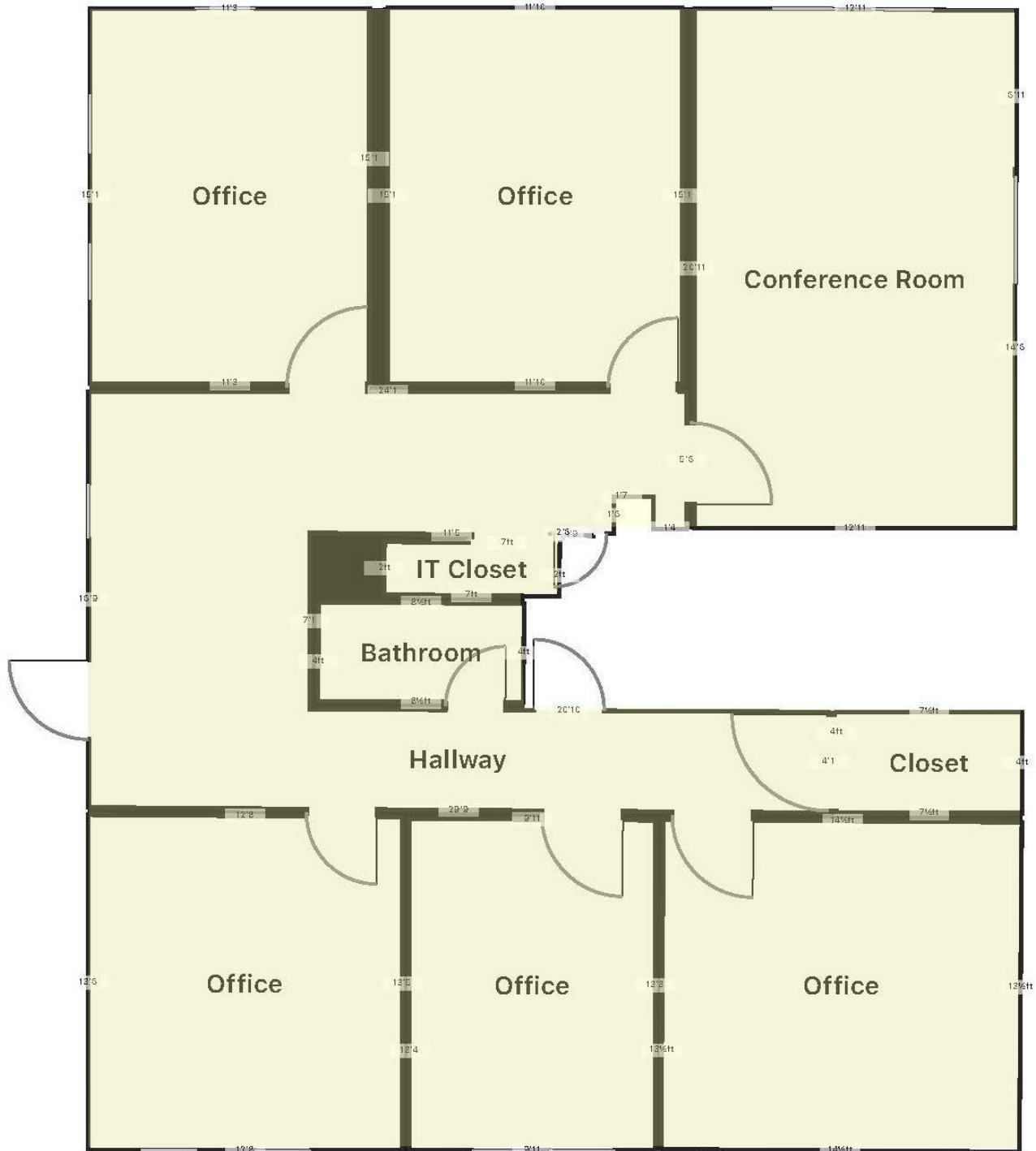
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