

FOR LEASE | PROFESSIONAL MEDICAL OFFICE SPACE

LAKEBROOK MEDICAL CENTER | SUITES 1,433 – 2,933±SF AVAILABLE

Lakebrook Medical Center, 5 Pequot Park Road, Westbrook, CT 06498

LEASE RATE: \$24.50/SF NNN

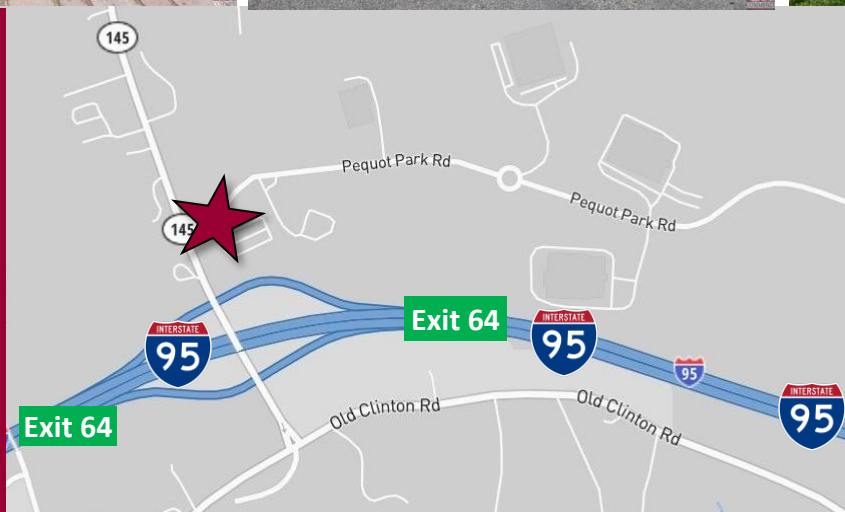


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Commercial Firms in U.S.



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Property Highlights

- Traditional Medical Office Building for Lease
- High end tenant finishes
- Double lane portico for patient drop-off
- Oversized patient elevator
- Cardkey security system
- Abundant parking - 135± spaces, 5.5/1,000
- Immediately off I-95 Exit 64
- **Suites ranging from 1,433 – 2,933± SF**

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or J. Richard Lee | 203-643-1006 | rlee@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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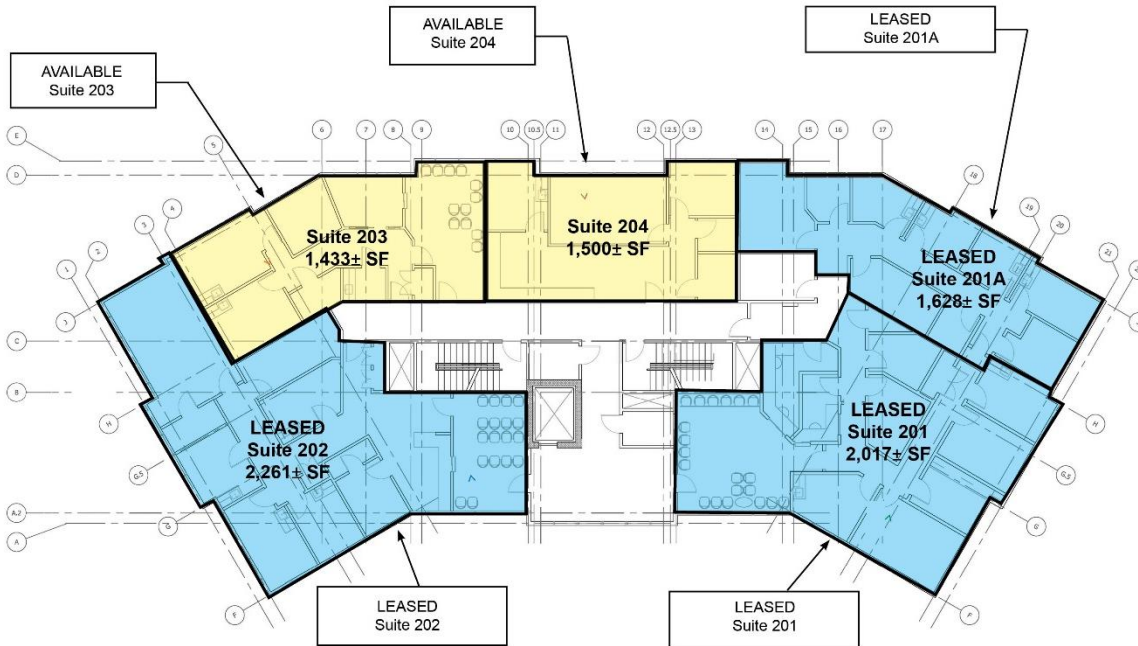
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2nd Floor Availability 2 Suites Available: 1,433± SF & 1,500± SF 2,933± SF Contiguous



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- Oversized patient elevator
- Cardkey security system
- Abundant parking - 135± spaces, 5.5/1,000
- Immediately off I-95 at Exit 64

Available Suites

- 2nd FL: #203 - 1,433± SF*
- 2nd FL: #204 - 1,500± SF*
- *Contiguous 2,933± SF



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BUILDING INFORMATION

GROSS BLDG AREA 24,632± SF
AVAILABLE AREA 2,933± SF
MAX CONTIGUOUS AREA 2,933± SF
MINIMUM SF AVAILABLE 1,433± SF
NUMBER OF FLOORS 3
FLOOR PLATE 8,308± SF
CONSTRUCTION Steel
ROOF TYPE Asphalt
YEAR BUILT 2007

SITE INFORMATION

SITE AREA 4.48± acres
ZONING TIC
PARKING 5.5/1,000, 135± spaces
SIGNAGE Lobby, Suite
VISIBILITY Excellent
FRONTAGE 500' - Pequot Park Rd
320' - Horse Hill Rd
HWY ACCESS I-95

UTILITIES

SEWER Septic
WATER Public Connected
GAS Public Connected

EXPENSES

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

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED 100%
ELEVATOR(S) 1 Passenger

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Available Suites

- 2nd FL: #203 - 1,433± SF*
- 2nd FL: #204 - 1,500± SF*
- *Contiguous 2,933± SF

COMMENTS 24,632± SF Classic New England style 3-story Medical Office building for Lease. This building offers high end tenant finishes, double-lane portico for patient drop-off and convenience, oversized patient elevator, cardkey security system, abundant parking with 135± spaces, and the location – directly off I-95 at Exit 64, is ideally located for easy patient access. Available suites range from 1,433± SF up to 2,933± SF on the 2nd floor.

DIRECTIONS I-95 to Exit 64 to Horse Hill Road to Pequot Park Road to Lakebrook Medical Center



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