

FOR LEASE | NEW PROFESSIONAL MEDICAL OFFICE CENTER HAMMONASSET MEDICAL CENTER | MADISON



155 New Road, Madison, CT 06443

LEASE RATE: Price Upon Request

Ranked in Top 50
Commercial Firms in U.S.

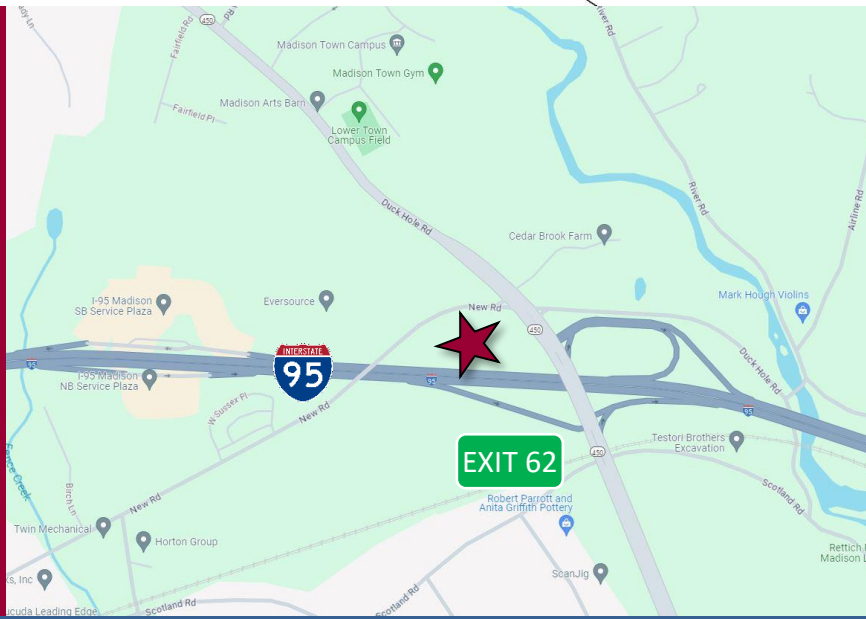


STATE OF CONNECTICUT
CONNECTICUT TURNPIKE ROUTE I-95

N/F
STATE OF CONNECTICUT

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Property Highlights

- New Construction
- Immediate Access to I-95 North and South
- Generous Tenant Improvement Allowance
- 5+ Spaces / 1,000 Parking Ratio
- Medical Attributes
 - Covered Patient Drop-Off Area
 - Oversized Elevator
 - Physician-reserved Parking Lot

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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BUILDING INFORMATION

RENTABLE AREA	22,491± SF
AVAILABLE AREA	22,491± SF
WILL SUBDIVIDE TO	10,000± SF
NUMBER OF FLOORS	2
FLOOR	11,245± SF
FOUNDATION	Slab
CONSTRUCTION	Type II (Concrete/Steel)
YEAR BUILT	Proposed

SITE INFORMATION

SITE AREA	2.73± Acres
ZONING	PDD
PARKING	5.1/1,000 – 115 spaces
SIGNAGE	Monument & Building Signage
VISIBILITY	Excellent
HWY ACCESS	I-95 Exit 62
TRAFFIC COUNT	7,600± Hammonasset Connector 50,000± – I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Forced Air Natural Gas & Electric

UTILITIES

SEWER	Septic
WATER	Well
GAS	Yes

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

COMMENTS O,R&L Commercial is pleased to present a newly proposed 22,500± SF Medical Office Building in the shoreline town of Madison, CT. The asset boasts direct highway access, building signage visible from the interstate and various medical-specific attributes including: a covered patient drop-off area, separate physician/staff and patient parking lots, and an oversized elevator that can accommodate stretchers. The building also features an outdoor picnic area, bike rack, and electric vehicle charging stations.

DIRECTIONS I-95 to Exit 62 (Hammonasset State Park Exit) to New Rd

Property Highlights

- State-of-the-art New Construction
- Immediate North & South Highway Access
- Building & Signage Visibility from I-95
- **Medical Attributes**
 - **Physician-reserved Parking Lot**
 - **Covered Canopy Patient Drop-off Area**
 - **Oversized Elevator**
 - **Ample Parking with 5+ Spaces/1,000 Parking Ratio**
- Generous Tenant Improvement Allowance
- Flexible Floor Plans & Custom Fit Space
- EV Charging Ports
- Excellent Shoreline Location between New Haven & the CT River
- Strong Demographics
- Close to Downtown Madison



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FIND US ON



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