

# FOR LEASE | 2 MEDICAL OFFICE SUITES on FIRST FLOOR

## SUITE 101 - 4,998± SF & SUITE 104 - 550± SF

New London Medical Arts Building, 4 Shaw's Cove, New London, CT 06320

LEASE RATE: Call Listing Broker

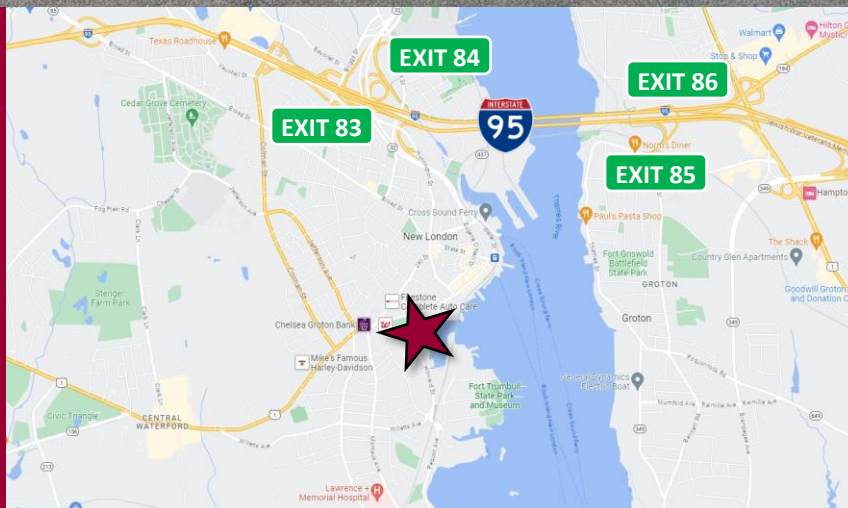


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### Property Highlights

- 26,572± SF Medical Office Building
- 2 Suites for Lease
  - #101 – 4,998± SF 1<sup>ST</sup> FL
  - #104 – 550± SF 1<sup>ST</sup> FL
- Highway access to I-95
- Ample Open Parking
- Many area amenities
  - Shopping
  - Banking
  - Dining

For more information contact:

Will Braun | 203.804.6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or J. Richard Lee | 203.643.1006 | [rlee@orlcommercial.com](mailto:rlee@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

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 BUILDING AREA 26,572± SF  
 AVAILABLE AREA 5,548± SF  
 MAX CONTIGUOUS AREA 4,998± SF  
 MIN SF AVAILABLE 550± SF  
 NUMBER OF FLOORS 2  
 CONSTRUCTION Brick, Masonry  
 ROOF TYPE Asphalt Shingles  
 YEAR BUILT 1987

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Air  
 SPRINKLERED Yes, Wet  
 ELEVATOR(S) 1

### UTILITIES

SEWER Public Connected  
 WATER Public Connected

**COMMENTS** O,R&L Commercial is pleased to present 2 Medical Office Suites for Lease located in a 2-story professional medical office building located in New London's waterfront district in the New London Medical Arts Building at 4 Shaw's Cove. There are 2 suites available on the first floor: 4,998± SF and 550± SF. The building has ample parking and convenient access to I-95.

**DIRECTIONS** I-95 to Exit 83 toward CT-32 Norwich/New London/Waterfront District merge to S. Frontage/I-95 Frontage Rd onto Huntington St to Jay St to Truman St to Blinman St to Howard St to Shaws Cove.

### SITE INFORMATION

SITE AREA 2.31± Acres  
 ZONING LI - 0  
 PARKING Ample Open  
 VISIBILITY Excellent  
 HWY ACCESS I-95

### EXPENSES

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

### TAXES

ASSESSMENT \$3,606,988  
 MILL RATE 37.24  
 TAXES \$134,324.24

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