

1,334 SF Office Suite For Lease on US-1 in Guilford

1,334 Sqft - 2415 Boston Post Road, Guilford, Connecticut

Property Description

FOR LEASE: A 1,334 SF Professional Office Suite with 5 private offices, a reception area/lobby & a conference room. Office has both interior and exterior entry access. Southern & Eastern exposure make for lots of natural light. Located in a well-maintained multi-tenant office building conveniently located on US-1 in Guilford between 1-95 exits 56 & 57 with any other businesses, shops & restaurants close by. Large parking lot to the rear of the building with additional parking on the sides. Perfect for any office need. \$1250.00/Month + CAM & Utilities. CAMs= \$175/Quarter.

Availability

Listing Type: **For Lease**

Property Type: **Office**

Price: **\$1,250**

Price Type: **/Month + Cam & Utils**

Square Footage: **1,334 Sqft**

Minimum Ceiling Height: **8 ft**

Maximum Ceiling Height: **8 ft**

Nets: **\$0**

CAMs: **\$175**

Address Map

Building Name: **Mariner's Corner**

Unit #: **12**

Address: **2415 Boston Post Road, Guilford, Connecticut**

Country: **US**

State: **CT**

City: **Guilford**

Features

Proximate to Interstate: **Yes**

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Lobby | <input checked="" type="checkbox"/> | Private Offices |
| <input checked="" type="checkbox"/> | Conference Rooms | <input checked="" type="checkbox"/> | High-Visibility Location |
| <input checked="" type="checkbox"/> | Nearby Shops/Restaurants/Businesses | | |

| | |
|-----------------|---------------|
| Present Use:: | Office |
| Potential Use:: | Office |
| Office Sqft: | 1334 |

Building **Details**

| | |
|--------------------|------------------------|
| Stories: | 2 |
| Year Built: | 1959 |
| Condition: | Excellent |
| Roof: | Asphalt Shingle |
| Construction Type: | Wood Frame |
| Total Floor Area: | 11,919 Sqft |

Utilities

| | |
|---------------|-----------------------|
| Availability: | Connected |
| Source: | Municipal |
| Type: | Septic |
| Availability: | Connected |
| Type: | Natural Gas |
| Availability: | Connected |
| Provider: | Public Utility |
| Availability: | Connected |
| Provider: | Public Utility |
| Volts: | 110 |
| Amps: | 100 |

Site

| | |
|----------------------------|--------------------|
| Lot(s): | 1 |
| Area SF: | 51,424 Sqft |
| Acreage: | 1.18 Sqft |
| Parking: | 30 |
| Zoning: | TS-2 |
| Frontage: | 175 ft |
| Depth: | Varies |
| % Land Coverage: | Built Out |
| % Land Coverage Permitted: | 30 |
| Condition of Site: | Level/Dry |

Mechanicals

| | |
|-------------------|--------------------|
| Heating: | Gas Hot Air |
| Air Conditioning: | Fully |

Assessment

| | |
|-----------|---------------|
| Land: | \$0 |
| Building: | \$0 |
| Total: | \$0 |
| Taxes: | \$1.70 |

Transportation

| | |
|--------------|---------------|
| Bus Service: | Yes |
| Distance: | Street |
| Turnpike: | I-95 |
| Exit: | 57 |

Agent Info



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