

191 MAIN STREET

UNIT 6B **OLD SAYBROOK**
A 2-ROOM 2ND FLOOR OFFICE SUITE ON MAIN STREET IN OLD SAYBROOK

\$895.00/Month
GROSS

FOR LEASE

A 2-Room 2nd Floor Office Suite in a multi-tenant building conveniently located in the Old Saybrook commercial business district. Light & bright with views of Main Street. Furnished common waiting area. Perfect for small-office, mental health professionals, etc. Some file storage may be available at no extra charge. Numerous businesses, restaurants, shops & services as well as "The Kate" Performing Arts Center and Town Hall are footsteps away. On & off-Street parking. Join lawyers, financial advisors and a dental suite in this iconic building. \$895.00/month GROSS.

Present Use: Former Attorney's Office
Potential Use: Any Small Office, Legal, Financial, Consultation, Mental Wellness & many more.

AVAILABILITY

SF Available:	500	Ceiling Height:	9'	OH Doors:	0
SF Available Office:	500	Ceiling Height:	9'	Truck	0
Minimum	SF				

BUILDING INFORMATION

Stories:	2	Ceiling Height:	9'
First Floor Area:	2,089SF	Ceiling Height:	9'
Second Floor Area:	1,983SF	Ceiling Height:	7'
Third Floor Area:	473SF	Ceiling Height:	
Other Floor Areas:	SF		
Office Area:	4,072SF		
Total Floor Area:	4,545SF		
Overhead Doors:	0	Size:	--
Truck Dock(s):	0	Size:	--
Year Built:	1904		
Condition:	Good		
Construction Type:	Wood Frame		
Roof:	Asphalt/Gabled		
Lin. Ft. Clear Span:			

LAND

Lot(s):	Frontage:
Area SF:	Depth:
Acres:	% Land Coverage:
Parking:	% Building Coverage:
Zoning:	Condition of site:

ASSESSMENT

Land:
Building:
Total:
Mills:
Taxes:

TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95 N/S
Exit:	67/68
Distance:	1.25 Miles



UTILITIES

Water:	Municipal
Sewer:	Septic
Gas:	NA

POWER

Volts:	110
Amps:	200
Phase:	1

MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Electric
Air Conditioning:	Window Units
Sprinkler:	No
Other Equipment:	



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