



# 2415 BOSTON POST ROAD

**UNIT 12**

**GUILFORD**

**A 1,334 SF OFFICE SUITE WITH 5 PRIVATE OFFICES  
IN A MULTI-TENANT BUILDING ON US-1 IN GUILFORD**

**\$1,250.00/Month  
+Utilities + CAM**

## 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.

**Present Use: Former Therapy Practice**

**Potential Use: Any office use.**



### AVAILABILITY

|                      |         |                 |    |              |    |
|----------------------|---------|-----------------|----|--------------|----|
| SF Available:        | 1,334   | Ceiling Height: | 8' | OH Doors:    | NA |
| SF Available Office: | 1,334   | Ceiling Height: | 8' | Truck Docks: | NA |
| Minimum Subdivide:   | 1,334SF |                 |    |              |    |

### BUILDING INFORMATION

|                      |                              |                 |    |
|----------------------|------------------------------|-----------------|----|
| Stories:             | 1                            |                 |    |
| First Floor Area:    | 9,561SF                      | Ceiling Height: | 8' |
| Second Floor Area:   | 2,358SF                      | Ceiling Height: | 8' |
| Third Floor Area:    | SF                           | Ceiling Height: |    |
| Other Floor Areas:   | SF                           | Ceiling Height: |    |
| Office Area:         | 10,919SF                     |                 |    |
| Total Floor Area:    | 11,919SF                     |                 |    |
| Overhead Doors:      | NA                           | Size:           |    |
| Truck Dock(s):       | NA                           | Size:           |    |
| Year Built:          | 1959, Renovated in 1997      |                 |    |
| Condition:           | Excellent                    |                 |    |
| Construction Type:   | Wood Frame                   |                 |    |
| Roof:                | Asphalt Shingle/Gabled/Metal |                 |    |
| Lin. Ft. Clear Span: |                              |                 |    |

### LAND

|          |        |                                |           |
|----------|--------|--------------------------------|-----------|
| Lot(s):  | 1      | Frontage:                      | 175'      |
| Area SF: | 51,424 | Depth:                         | Varies    |
| Acres:   | 1.18   | % Land Coverage:               |           |
| Parking: | Ample  | % Building Coverage Permitted: |           |
| Zoning:  | TS-2   | Condition of site:             | Level/Dry |

### ASSESSMENT

|           |           |
|-----------|-----------|
| Land:     |           |
| Building: |           |
| Total:    |           |
| Mills:    |           |
| Taxes:    | \$1.70/SF |

### TRANSPORTATION

|              |           |
|--------------|-----------|
| Bus Service: | Yes       |
| Distance:    | Door      |
| Turnpike:    | I-95      |
| Exit:        | 56 or 57  |
| Distance:    | 1.2 Miles |

### UTILITIES

Water: Municipal  
Sewer: Septic  
Gas: PubCT

### POWER

Volts: 110  
Amps: 100  
Phase: I

### MECHANICAL EQUIPMENT

Elevator Size: NA  
Heating: Gas/Hot Air  
Air Conditioning: Fully  
Sprinkler: No  
Other Equipment: None



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**The GEENTY GROUP, Realtors**  
**Property. Understood.**

