



2415 BOSTON POST ROAD, UNIT 13, GUILFORD **\$925.00/MONTH**
OFFICE SPACE AT MARINER'S CORNER

FOR LEASE: A two-room suite on the first floor of a professional office building. Space has a lobby entrance and an exterior entrance door. Rental rate includes all utilities and expenses for the space which is a terrific work from home break. Two large rooms with lavs in common hall. Very good parking. Join a great community of professionals at Mariner's Corner. \$925.00/month gross.

Present Use: Office
 Potential Use: Office

Directions: I-95N/S, Exit #57 to US-1 South. Continue approximately 1.25 miles to #2415 on the RIGHT. Boston Post Road at corner of New England Road.

<u>AVAILABILITY</u>	SF Available: 940 SF SF Available Office: 940 SF	Ceiling Height: 9' Ceiling Height: 9'	Overhead Doors: 0 Truck Docks: 0	Minimum 940 SF Subdivide:
<u>BUILDING INFORMATION</u>	Stories: 1 First Floor Area: 940 SF Second Floor Area: Third Floor Area: Other Floor Areas: Office Area: Total Floor Area: 11,919 SF	Ceiling Height: 9' Ceiling Height: Ceiling Height: Ceiling Height:	Overhead Doors: 0 Truck Dock(s): 0 Year Built: 1997 Condition: Good Construction Type: Wood frame Roof: Shingle Lin. Ft. Clear Span: 15	Size: Size:
<u>LAND</u>	Lot(s): 1 Area SF: 51,400 SF Acres: 1.18 Parking: 25 Zoning: TS-2 Restrictions/Easements: Unknown		Frontage: 175' Depth: Varies % Land Coverage: 25% % Building Coverage Permitted: 25% Condition of site: Flat, level	
<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>	
Water: City Gas: Yes Volts: 110 Amps: 200 Phase: 1 Sewer: Septic	Elevator Size: N/A Heating: Gas hot air Air Conditioning: Central Sprinkler: None Other Equipment:	Land: \$205,790 Building: \$441,950 Total: \$647,740 Mills: Taxes: A/S: 70%	Bus Service: Yes Distance: 3 blocks Turnpike: I-95 Exit: 57	

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.