



# 2415 BOSTON POST ROAD

**UNIT 13**

**GUILFORD**

**A TWO-ROOM OFFICE SUITE AT MARINER'S CORNER**

**\$975.00/Month  
GROSS**

## FOR LEASE

A 940 SF two-room suite on the first floor of a professional office building on busy Boston Post Road (US-1) in Guilford. Two large rooms with lavs in a common hall. Space has an interior lobby entrance as well as an exterior entry door. Windows and exterior glass door provide copious amounts of natural light. Rental rate includes all utilities and expenses for the space. Many restaurants, shops and other businesses close by. Join a great community of professionals at Mariner's Corner. \$975.00/Month Gross.

**Present Use: Office  
Potential Use: Office**

### AVAILABILITY

SF Available:	940	Ceiling Height:	9'	OH Doors:	NA
SF Available Office:	940	Ceiling Height:	9'	Truck Docks:	NA
Minimum Subdivide: 940SF					

### BUILDING INFORMATION

Stories:	1	Ceiling Height:	9'
First Floor Area:	9,561SF	Ceiling Height:	8'
Second Floor Area:	2,358SF	Ceiling Height:	
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:	25
Parking:	Ample	% Building Coverage Permitted:	25
Zoning:	TS-2	Condition of site:	Level/Dry

### 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: None  
Other Equipment: None

### ASSESSMENT

Land:  
Building:  
Total:  
Mills:  
Taxes:

### TRANSPORTATION

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



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