

LEASE

236 BOSTON POST RD UNIT 2, ORANGE, CT



OFFERING SUMMARY

Lease Rate:	\$1,800 Monthly
Building Size:	31,916 SF
Available SF:	1,000 SF
Lot Size:	100,765 SF
Number of Units:	17
Year Built:	1981
Zoning:	C-1

PROPERTY OVERVIEW

Modern professional office suite located on the second floor with convenient elevator access. The space opens into a spacious reception and waiting area, creating an inviting environment for clients and visitors.

The suite layout includes two private offices, a large conference room, flex space suitable for a variety of uses, and a mechanical/storage area. Large windows allow for excellent natural light throughout the offices and conference room. Ideal for a variety of professional uses including medical, legal, accounting, consulting, or other professional services. The building offers ample on site parking and convenient access from Boston Post Road or Indian River Road.

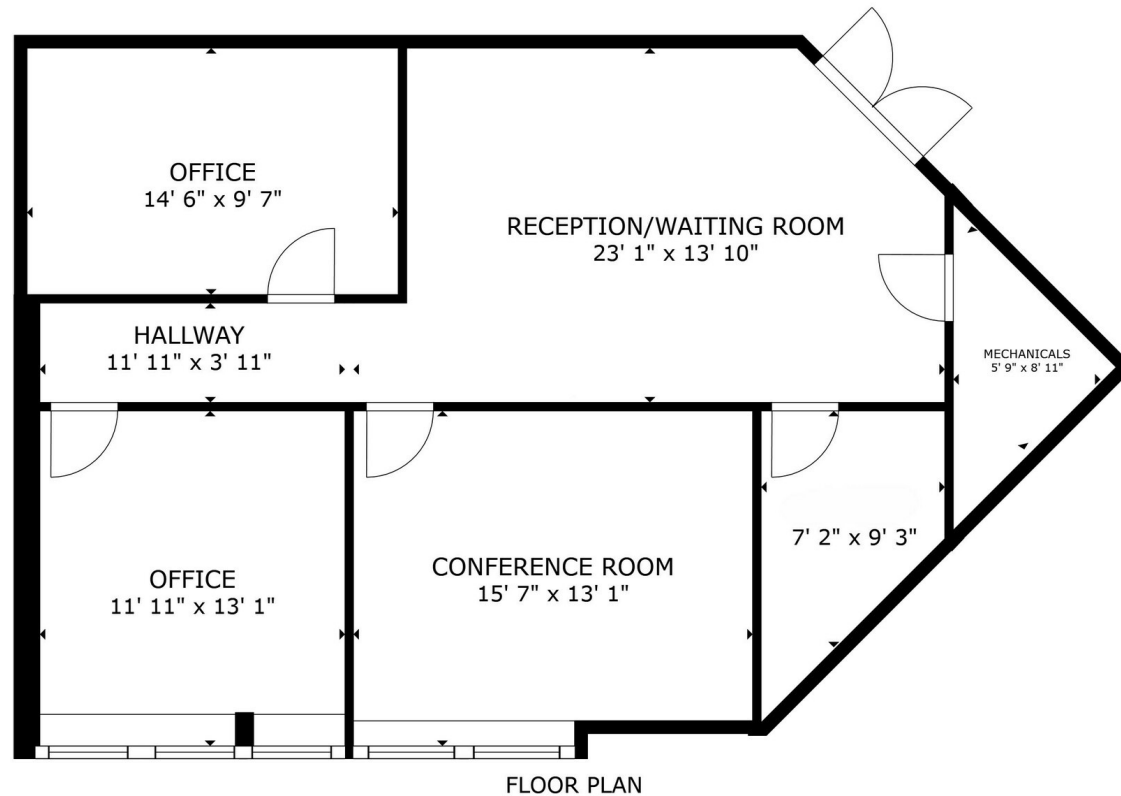
Join established tenants including Yale Blood Lab, Yale Urgent Care, New Solutions Pain Management Clinic, and House of Brides, along with other professionals such as real estate brokers, doctors, attorneys, and accountants.

Tom Cavaliere
(203) 907-7800



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

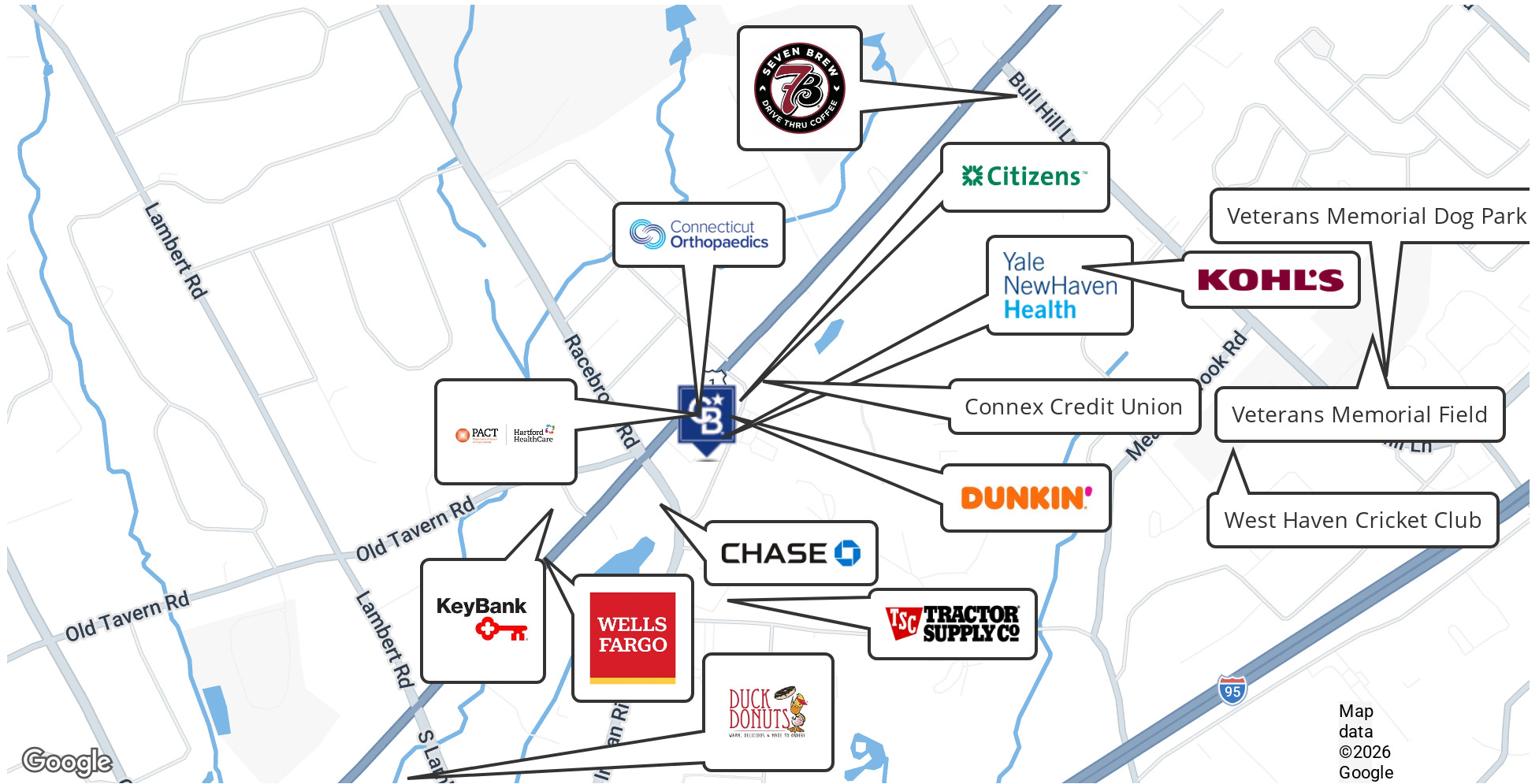


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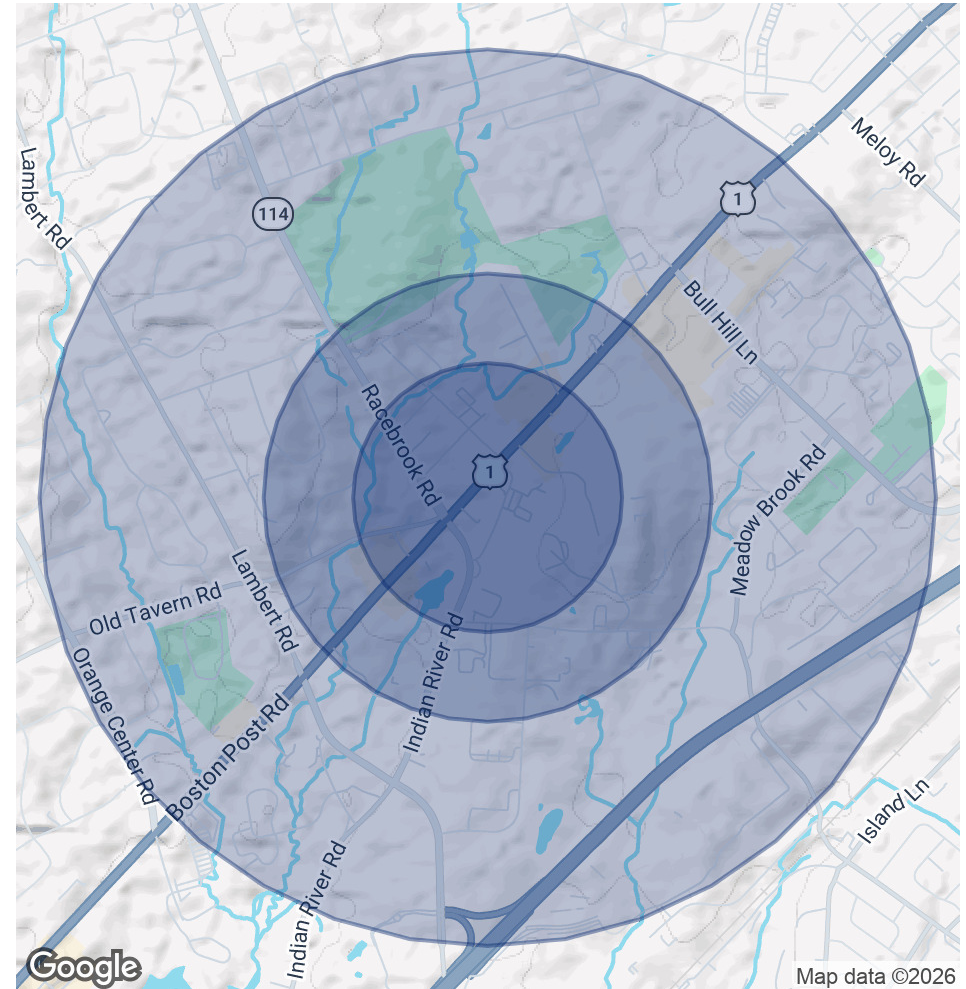
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	195	766	3,733
Average Age	46	45	44
Average Age (Male)	45	43	42
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	294	1,509
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$126,720	\$113,044	\$105,071
Average House Value	\$495,810	\$427,422	\$381,520

Demographics data derived from AlphaMap



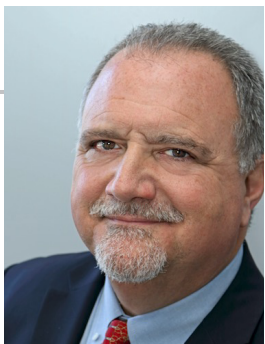
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TOM CAVALIERE

Comm Broker Associate

tom.cavaliere@cbmoves.com

Direct: (203) 907-7800

CT #REB.0110396

PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate: commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects, making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight.

Tom is a Graduate, REALTOR® Institute (GRI) designee and has been honored as a Connecticut Magazine Five Star Professional every year since 2012. Earlier in his career, he co-owned and operated a multi-million-dollar real estate firm with multiple offices across Greater New Haven before joining Coldwell Banker Realty in 2017. His client-first philosophy, strategic approach, and long-standing relationships continue to drive exceptional outcomes for his clients.

Coldwell Banker Commercial Realty

236 Boston Post Rd
Orange, CT 06477

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