



Ranked in Top 50
Commercial Firms in US



FOR LEASE

Atlas Commons, 213-215 Elm St, Old Saybrook, CT 06475

1,955 – 9,589± SF MEDICAL / OFFICE SPACE | NEW MEDICAL CENTER

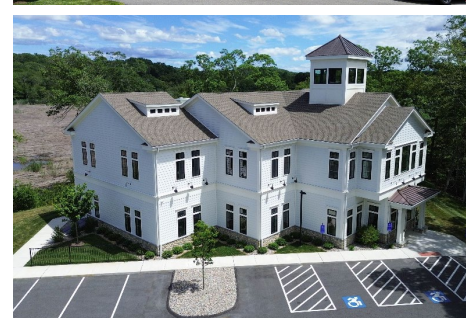
LEASE RATE: \$24.50/SF NNN

HIGHLIGHTS

- New Construction
- Professional Medical Office Space for Lease
- Generous Tenant Improvement Allowance
- Located on 4.70 Acres
- Directly off I-95 Exit 67
- ADT – 61,500 ± on I-95
- Many Area Amenities

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  WWW.ORLCOMMERCIAL.COM  

2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



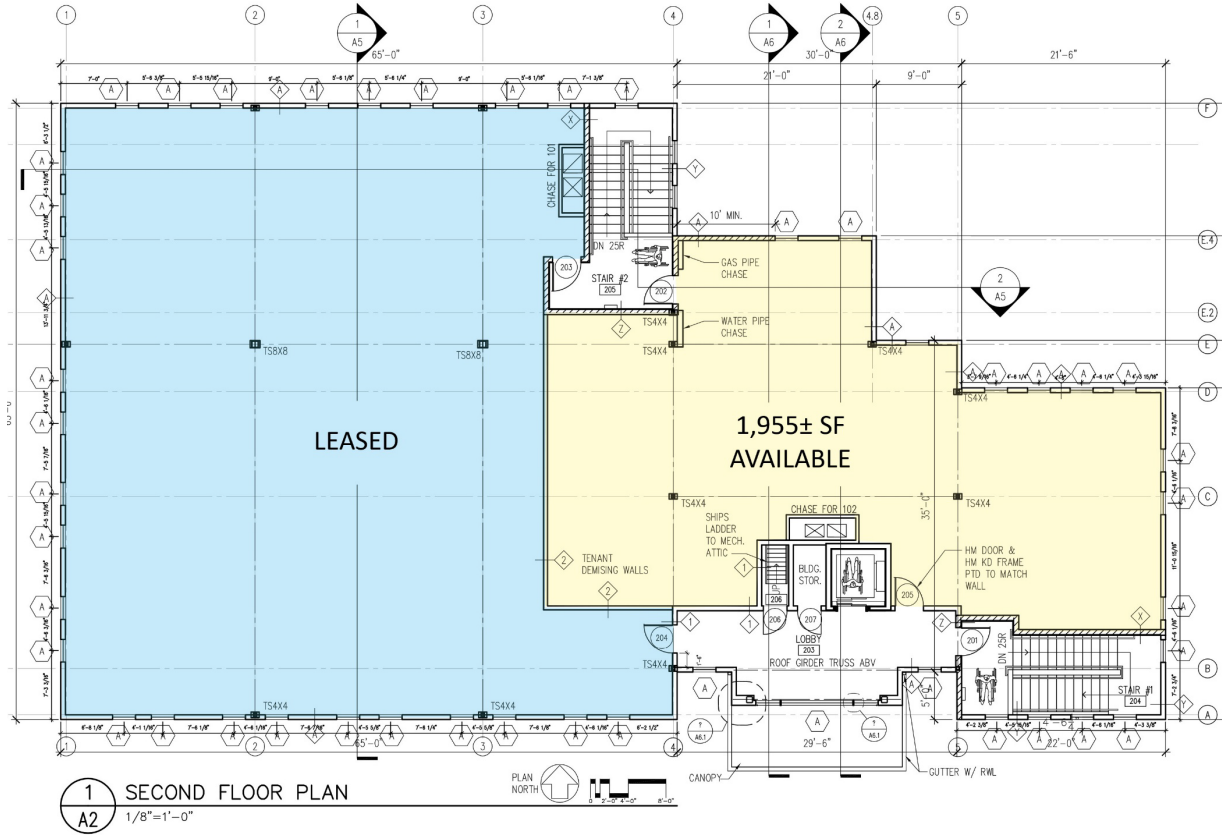
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1,955 – 9,589± SF AVAILABLE

BUILDING #1 (215) – 2nd Floor



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1,955 – 9,589± SF AVAILABLE

BUILDING INFORMATION - Building 1 (#215)

GROSS BLDG AREA: 12,614± SF
YEAR BUILT: 2023
AVAILABLE AREA: 1,955 ± SF – 2ND Floor
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles

BUILDING INFORMATION - Building 2 (#213)

GROSS BLDG AREA: 12,217± SF
YEAR BUILT: 2023
AVAILABLE AREA: 5,303± SF – 1st Floor
 2,331± SF – 2ND Floor
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles

MECHANICAL EQUIPMENT

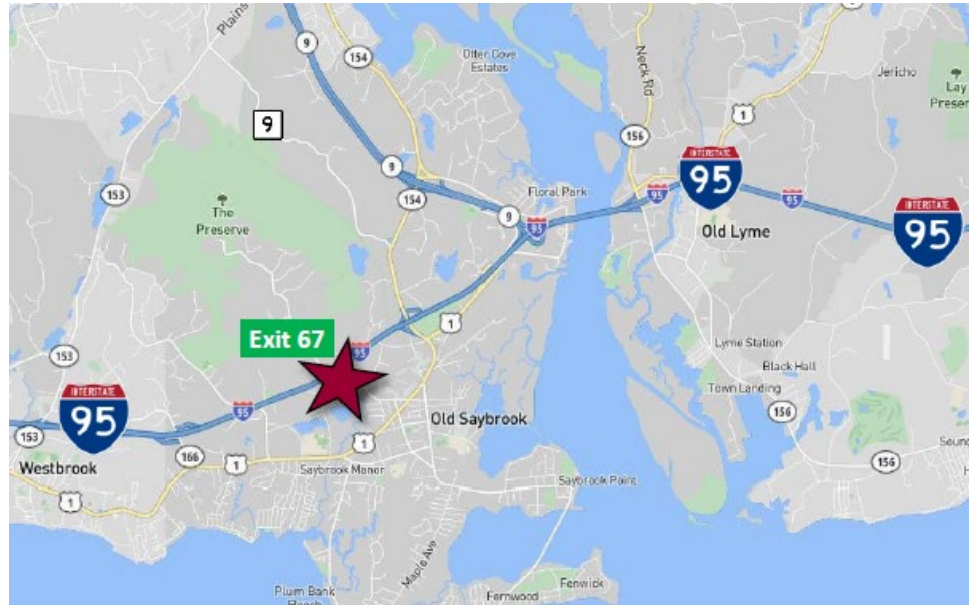
AIR CONDITIONING/HEAT: Central Air / Forced Air
ELEVATORS: Yes

SITE INFORMATION

SITE AREA: 17 Acres
ZONING: I-1
PARKING: Open Parking
HWY ACCESS: I-95, Exit 67
TRAFFIC COUNT: 61,500± on I-95

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



CONTACT

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