



Building 3 UNIT C2

5 Durham Rd, Guilford, CT 06437



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Building 3 UNIT C2

\$19.50 /SF/YR

Turn key, 1910 SF Outstanding Medical Office Suite for lease in Guilford's premier medical office park. 1st floor unit in excellent condition, includes waiting room, reception, 4 exam rooms, Dr office with private back door entrance, 2 bathrooms, lab area, consultation office, kitchen area, file room and storage area. Central air and natural gas heat, alarm system and plenty of parking. One deeded parking space. Well established & convenient location location off of I-95, exit 58. Taxes \$4800/yr
HOA fees \$703/month...

- First Floor, Medical Only Complex, Excellent Location

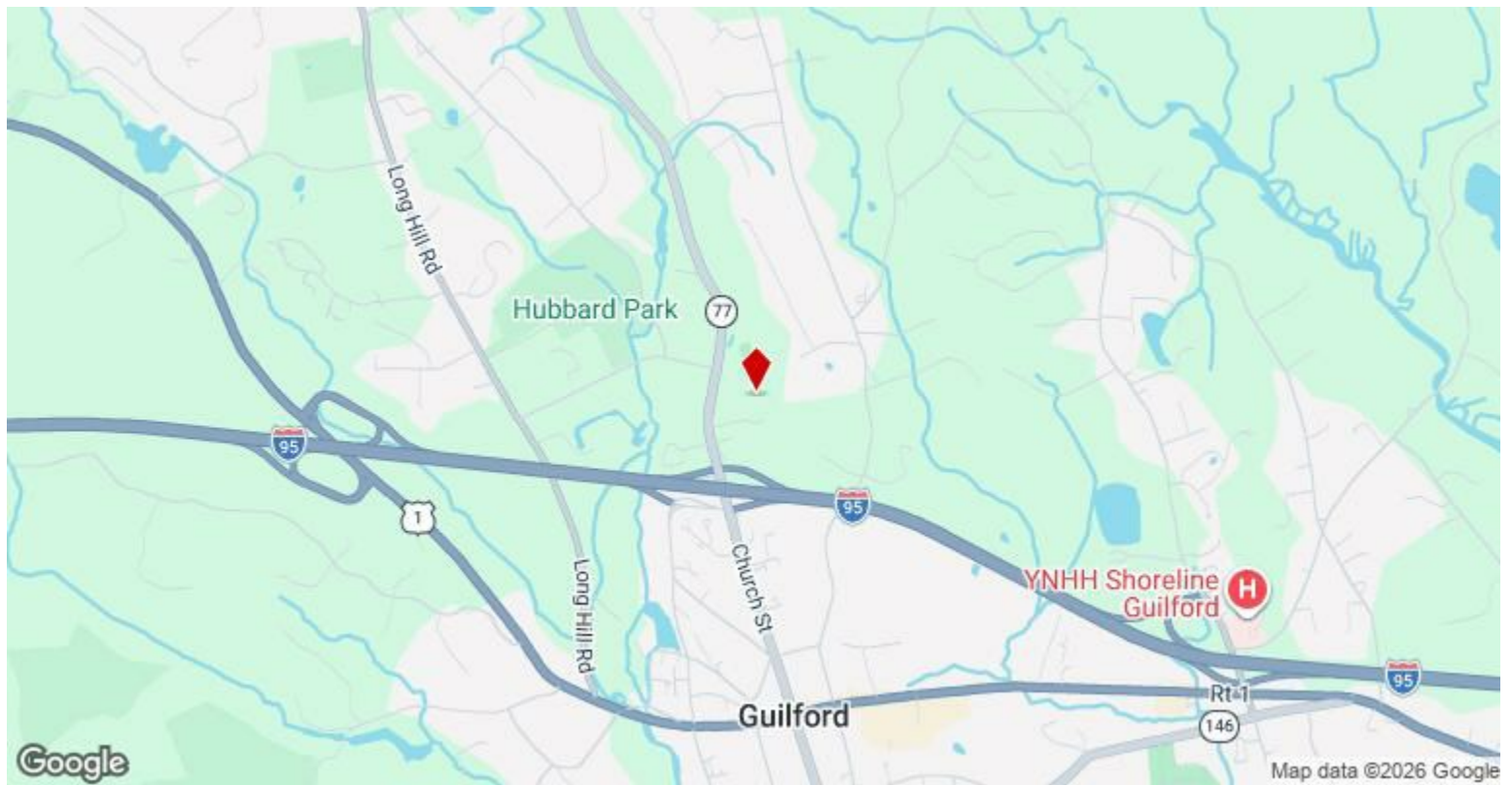


Rental Rate:	\$19.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	11,275 SF
Year Built:	2002
Walk Score ®:	30 (Somewhat friendly)
Taxes:	\$0.21 USD/SF/MO
Operating Expenses:	\$0.37 USD/SF/MO
Rental Rate Mo:	\$1.63 /SF/MO

1st Floor Ste C2

1

Space Available	1,910 SF
Rental Rate	\$19.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable



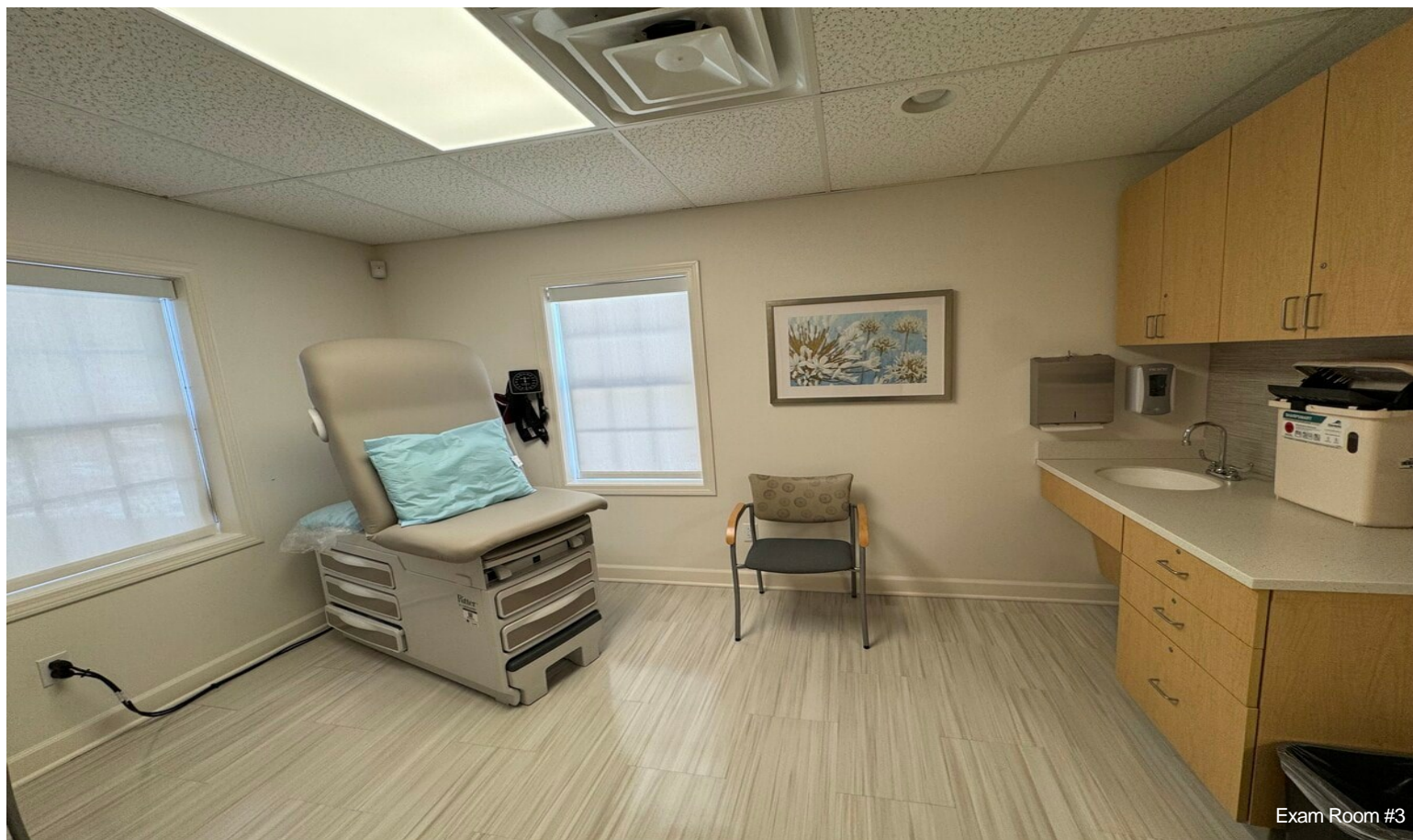
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Property Photos



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Lab Area

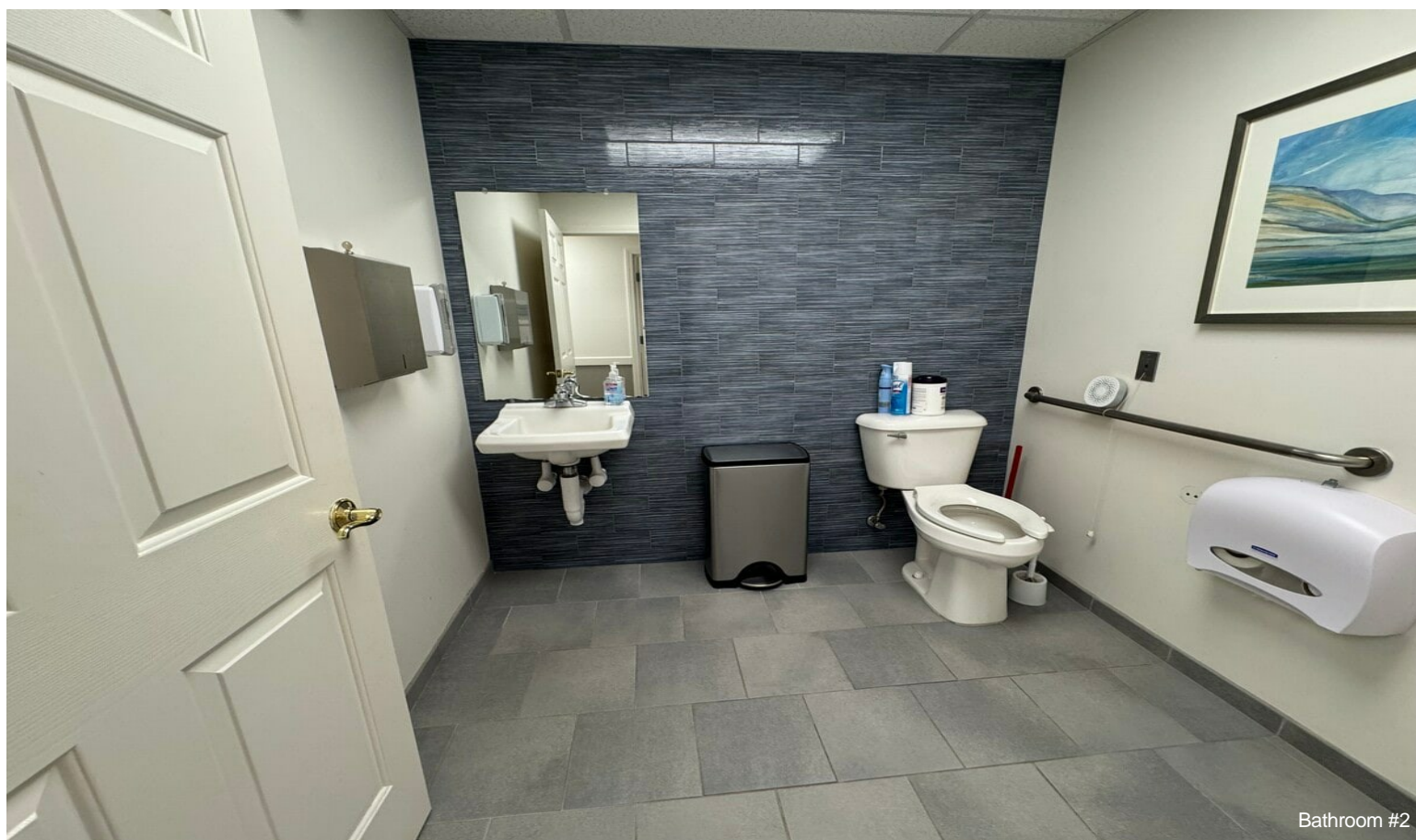


Kitchen

Property Photos



Bathroom #1



Bathroom #2

Property Photos



RISE
VISUAL MEDIA

TOTAL: 1757 sq. ft
1st floor: 1757 sq. ft
EXCLUDED AREAS: WALLS: 90 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed



Back View of Building

Property Photos



Front View



Front View