



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

Old Saybrook Village, 162-166 Main Street, Old Saybrook, CT 06475

400± SF - 2,500± SF PROFESSIONAL OFFICE SPACE – 2<sup>ND</sup> FLOOR | PRIME DOWNTOWN SPACE

**LEASE RATE: \$25.00/SF Gross + Utilities**

## HIGHLIGHTS

- Prime Downtown Office Space in Old Saybrook Village
- Central Business District
- 400± SF - 2,500± SF 2<sup>nd</sup> Floor Suite
- Professional Building with Elevator
- Newly Renovated with High-End Finishes
- Outfitted with Brand New, Barely Used Office Furniture
- Large Private Parking Lot plus Street Parking

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# OR & L COMMERCIAL FOR LEASE

**LEASE RATE: \$25/SF Gross + Utilities**

**162-166 Main Street, Old Saybrook, CT 06475**

**400± SF - 2,500± SF 2<sup>nd</sup> Floor High-End Office Space**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 17,509± SF  
**AVAILABLE AREA:** 2,500± SF  
**MINIMUM AREA:** 400± SF  
**CONSTRUCTION:** Masonry  
**YEAR BUILT:** 1938

## MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Central Air  
**SPRINKLERED:** Yes, Wet  
**ELECTRIC/POWER:** 200amp  
**ELEVATOR:** Yes

## SITE INFORMATION

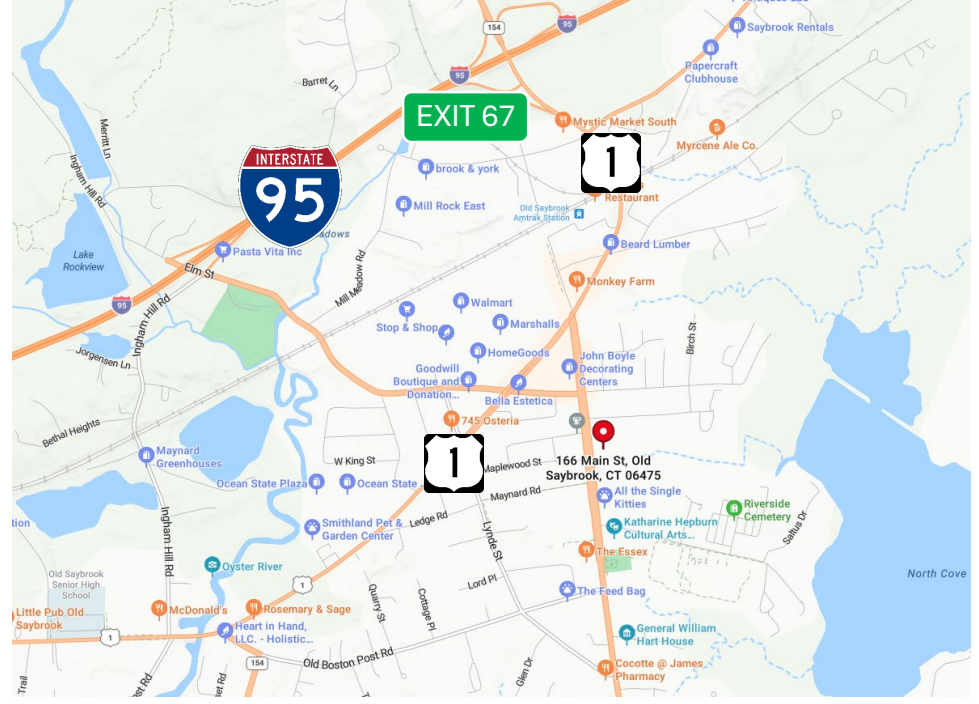
**SITE AREA:** 1.31± Acres  
**ZONING:** B-1  
**PARKING:** Private Parking Lot -- Approx. 65± Spaces, Plus Street Parking  
**SIGNAGE:** Building  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-95, Exit 67

## UTILITIES

**SEWER/WATER:** Septic / Public Connected  
**GAS:** Yes

## EXPENSES

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



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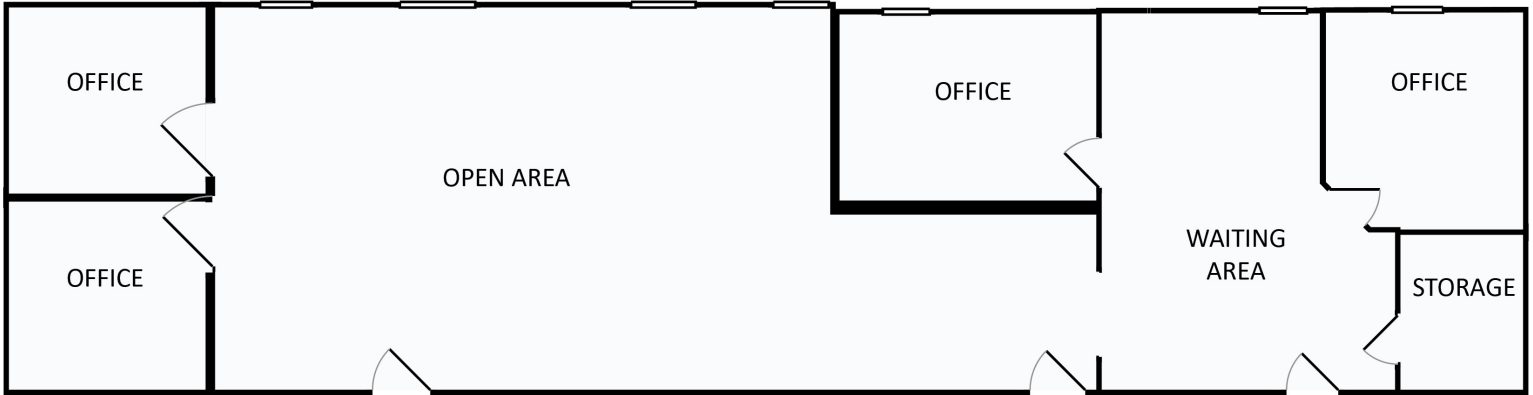


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