



Ranked in Top 50
Commercial Firms in U.S.



FOR SUBLEASE

Post Office Square, Clinton, CT
3,258± RSF 2ND FLOOR OFFICE SPACE

SUBLEASE RATE: Call Listing Broker

HIGHLIGHTS

- 3,258± RSF Office Space for Sublease
 - 2nd Floor
 - Furniture in Suite is Available
- Rear Parking Lot & Street Parking
- Downtown Clinton Location
- Great Visibility & Foot Traffic

CONTACT

Frank Hird,  **SIOR**
 203-643-1033 (Office), 203-494-6302 (Cell)
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 Cell: 203-804-6001
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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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

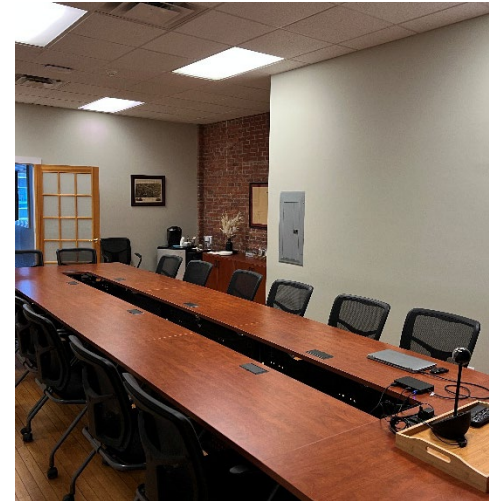


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Parking



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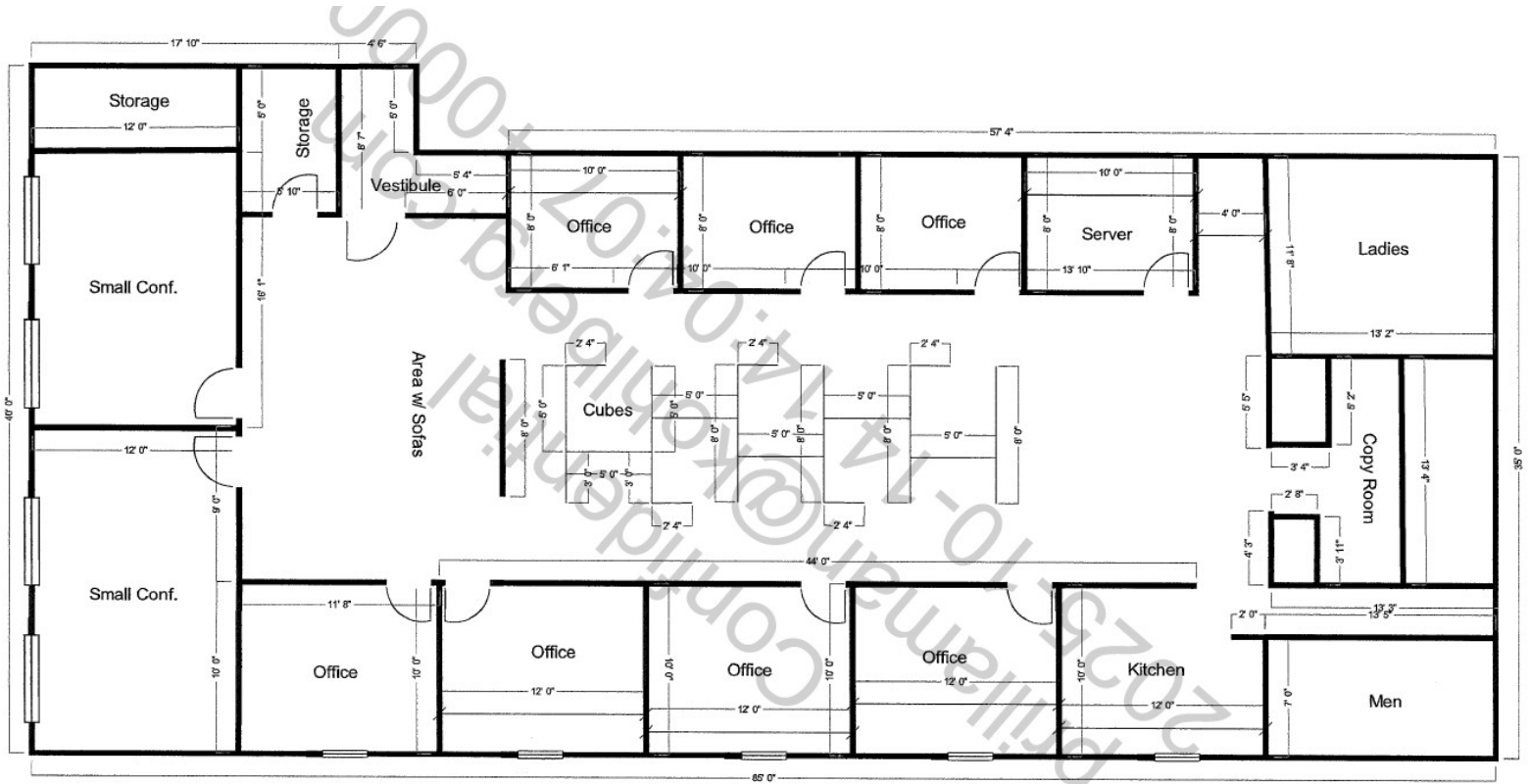
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FOR SUBLEASE



2nd Floor
3,258± SF Available for Sublease



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**3,258± RSF 2nd FLOOR OFFICE SPACE
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BUILDING INFORMATION

GROSS BLDG AREA: 12,399± SF
AVAILABLE: 3,258± RSF 2nd Floor
OF FLOORS: 2 Stories
CONSTRUCTION: Brick, Masonry
ROOF TYPE: PVC & EPDM2017
YEAR BUILT/RENOVATED: 1923 / 2018

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air Individually Metered
ELECTRIC: 800amps, Individually Metered

SITE INFORMATION

SITE AREA: 0.20 Acre & 0.26 Acre
ZONING: B-3
PARKING: Rear Lot & Street Parking
VISIBILITY: Excellent on Route 1
HWY ACCESS: I-95
TRAFFIC COUNT: 12,678±
CLINTON TRAIN STATION: Direct Pedestrian Access

UTILITIES

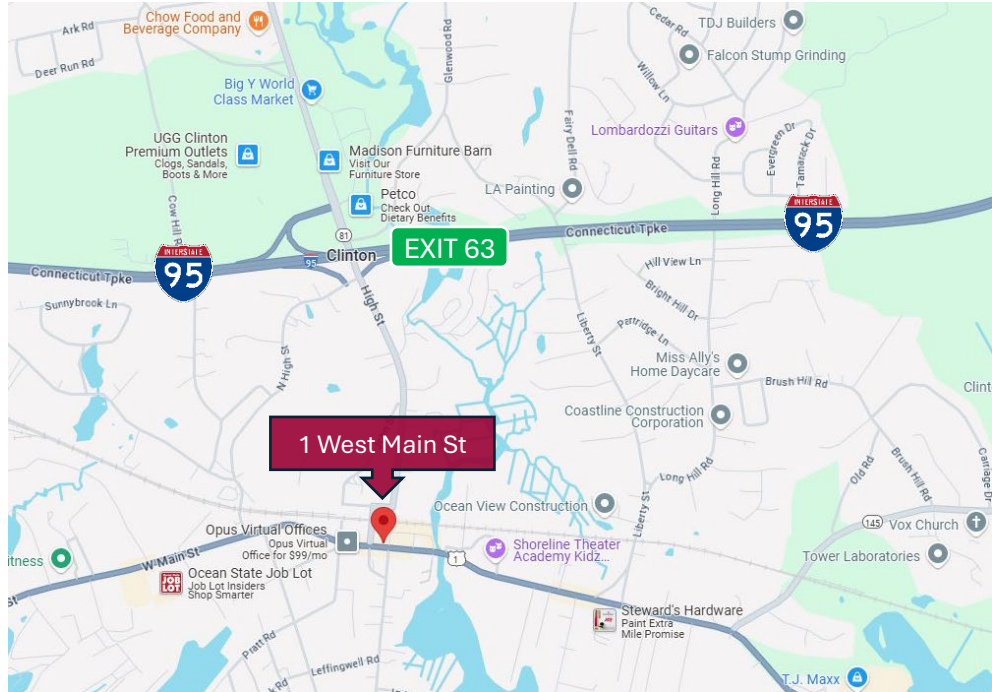
WATER: Public Connected
SEWER: Septic
GAS: Yes

TAXES

ASSESSMENT: \$985,080
MILL RATE: 31.14
TAXES: \$30,675.40 (July 2025 / Jan 2026)

EXPENSES

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



2nd Floor Office Space for Sublease Located at Post Office Square



CONTACT

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