



## 250 Indian River Road

250 Indian River Rd, Orange, CT 06477



**Neyda Disla,**  
**[neyda@watersidepropertygroup.com](mailto:neyda@watersidepropertygroup.com)**  
Waterside Property Group  
375 Fairfield Ave, Stamford, CT 06902  
(203) 324-2730

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# 250 Indian River Road

\$17.50 /SF/YR  
Part of the former Recreation Showroom. Expanded parking field with traffic light at entrance. One suite left which is 1,870 sf. Currently 3 medical tenants (Eye Care, Hartford Healthcare and Care Plus RX) in the building. Ideally suited for medical office use.



Rental Rate:	\$17.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	17,426 SF
Year Built:	2006
Walk Score ®:	54 (Somewhat Walkable)
Taxes:	\$2.15 /SF/YR
Operating Expenses:	\$5.03 /SF/YR
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**1st Floor**

Space Available	1,870 SF
Rental Rate	\$17.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable



## 250 Indian River Rd, Orange, CT 06477

Close to I-95 exit 41 and across from senior living center Maplewood at Orange.  
Indian River Road opposite Prindle Hill Road.