



**COMMERCIAL** New Haven \* Milford \* Woodbridge \* Branford

## 600 SF 1<sup>st</sup> Floor Office Space 2 Offices + Reception

### 35 Old Tavern Rd, Orange, CT 06477



**FOR LEASE**  
**\$1,150 / Mo**  
**Includes CAM & Utilities**

**Perfect Space for**  
**Any Small Professional Firm**  
**Therapist, Attorney, Accountant, IT Specialist**

- Convenient 1<sup>st</sup> Floor office space
- Located in the Firelite Professional Building
- Off Rte 1 in Orange between Racebrook and Lambert Roads
- Common Area Maintenance and Utilities Included
- Abundant parking





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## Property Information

Total Building SF	18,068
Available SF	600
Year Built	1966
Ceiling Height	12' w/ susp acoustic
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	N/A
Construction	Cinder Block/Masonry
HVAC	Warm/Cool Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	2
Land Area	5.5 Acres
Parking	Multiple
Bathrooms	Average
Frontage	210' approx
Zoning	LSC
Assessment	\$1,890,300
Environmental	TBD
Mill Rate	32.74
Taxes	\$4,642
Taxes / SF	\$.26

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Comments: Ideal location for small professional office. 2 offices with reception area will work nicely for a Therapist, Attorney, Accountant, IT Specialist, Non-profit, etc. \$1,150 per month includes Common Area Maintenance and Utilities. Plenty of natural light and abundant parking. Easily accessible from Boston Post Rd (Rte 1) and all it has to offer.

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