



1,500 SF Office Space FOR LEASE

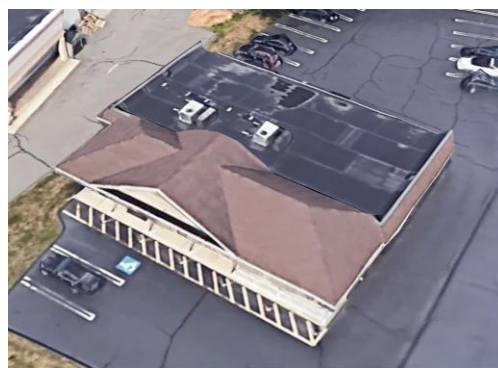
569 Boston Post Rd, CT 06477



**FOR LEASE: \$2,125 / mo
Plus Utilities**

**1,500 +/- SF Office Space
(in the Southwest Corner)
On Busy Rte. 1 in Orange**

- 1,500 +/- SF
- Traffic Count 22,000 CPD
- Turnkey / Move In Condition
- Prime Office space for all Professionals
- Abundant Parking in Rear



**Property Information**

Total Building SF	4,164 SF
Available SF	1,500 SF
Year Built	1956
Ceiling Height	10'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	0
Overhead Door	0
Construction	Wood
HVAC	Warm/Cool Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	20 Spaces
Bathrooms	Average
Frontage	155' +/-
Land Area	0.43
Zoning	C-2
Assessment	\$379,100
Environmental	TBD
Mill Rate	32.74
Taxes	\$12,412
Taxes / SF	\$2.98

569 Boston Post Rd, Orange, CT**Comments:**

Great professional space on well traveled Post Rd. Perfect for small Accounting or Attorney firm. 22,000 Cars per day pass by this easily located office. Quick access to restaurants, shopping and highways.

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