



Ranked in Top 50  
Commercial Firms in U.S.

# FOR LEASE

The Offices at Serenity Hill – 1570 Boston Post Road, Guilford, CT 06437

TURN-KEY PROFESSIONAL OFFICE SPACE

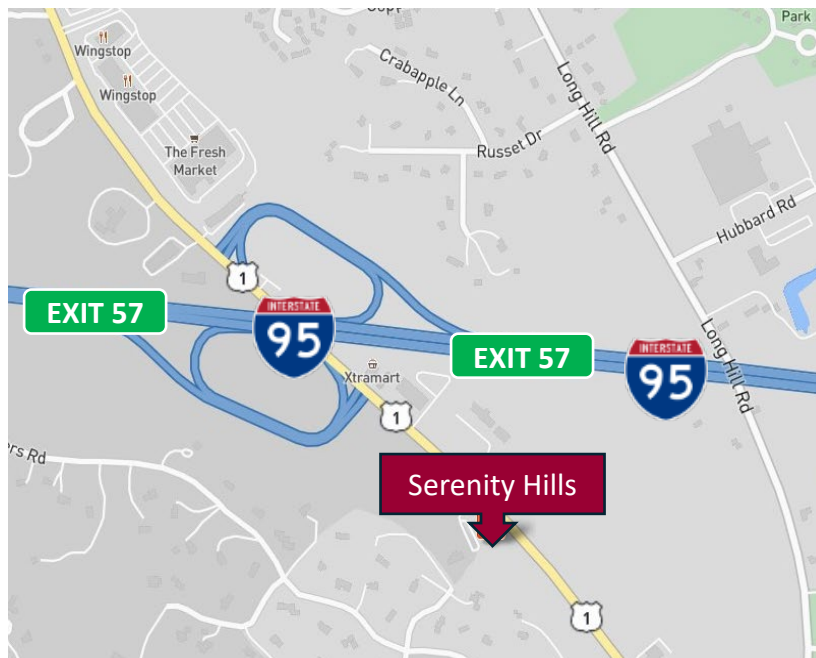
LEASE RATE: \$21/SF Modified Gross

## HIGHLIGHTS

- Turn-key Office Space Available -- All Suites Go Out to Ground Level Based on Building Design
- Separate Entrances & Ramps, Fully ADA Compliant
  - Suite 100: 1,000± SF (Sublease ends 3/11/2027)
  - Suite 200: 1,500± SF (Mini-office suites available with shared conference room & bathroom access)
  - Suite 500: 700± SF
- Beautifully & Recently Renovated
- Manicured Grounds, Hilltop Location with Expansive Views
- Plenty of Parking, Directly Off I-95 Exit 57

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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](mailto:rlee@orlcommercial.com) | License: REB.0758300

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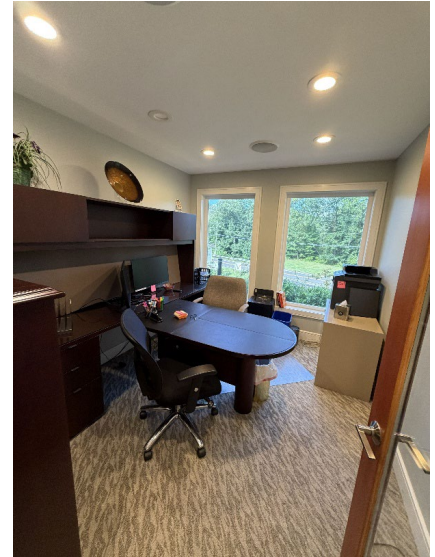
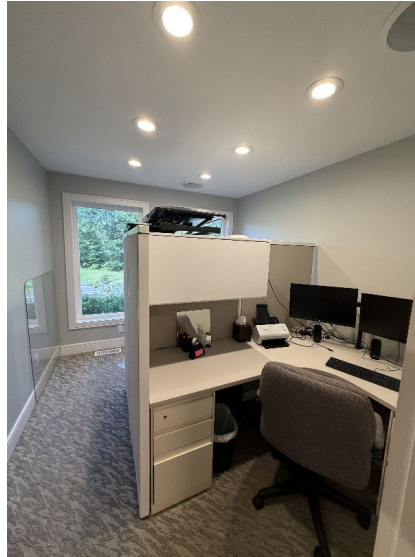
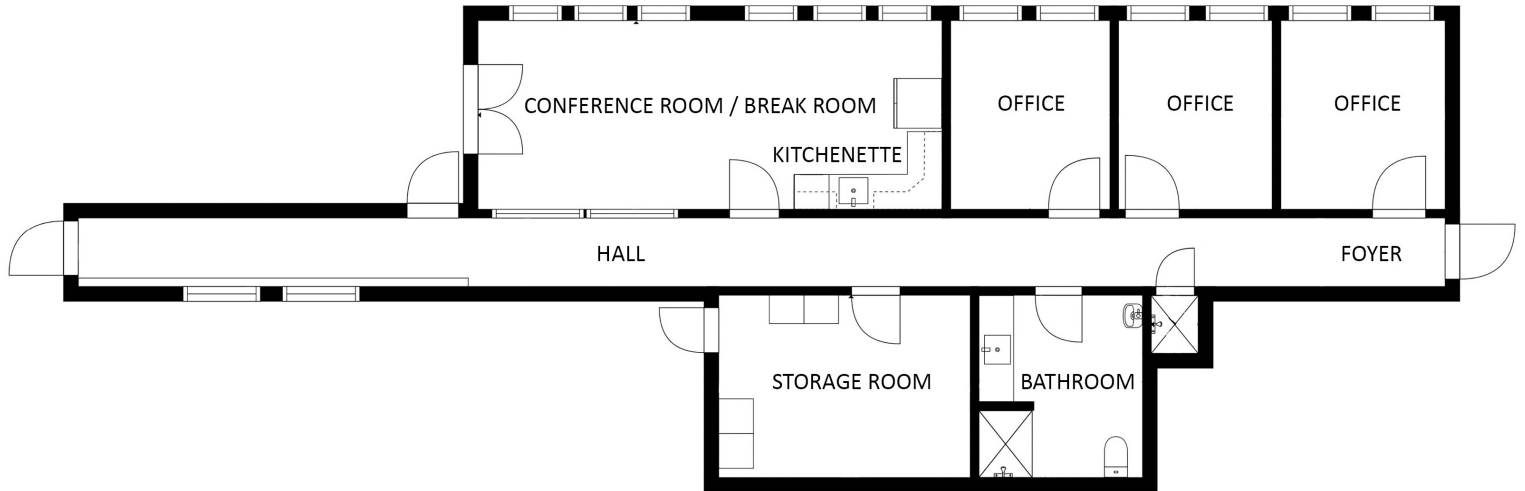


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**LEASE RATE: \$21/SF Modified Gross**  
**Serenity Hills, 1570 Boston Post Rd, Guilford, CT**  
**TURN-KEY PROFESSIONAL OFFICE SPACE**

**SUITE 200 – 1,500± SF**

Mini-Office Suites Available with Shared Conference Room & Bathroom Access



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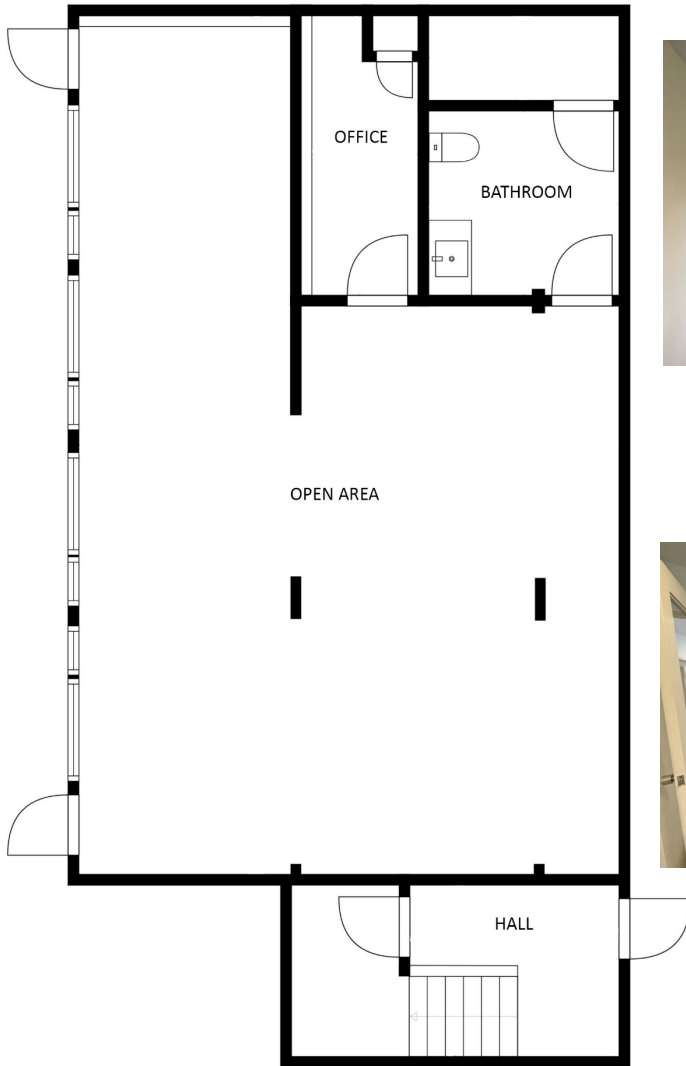
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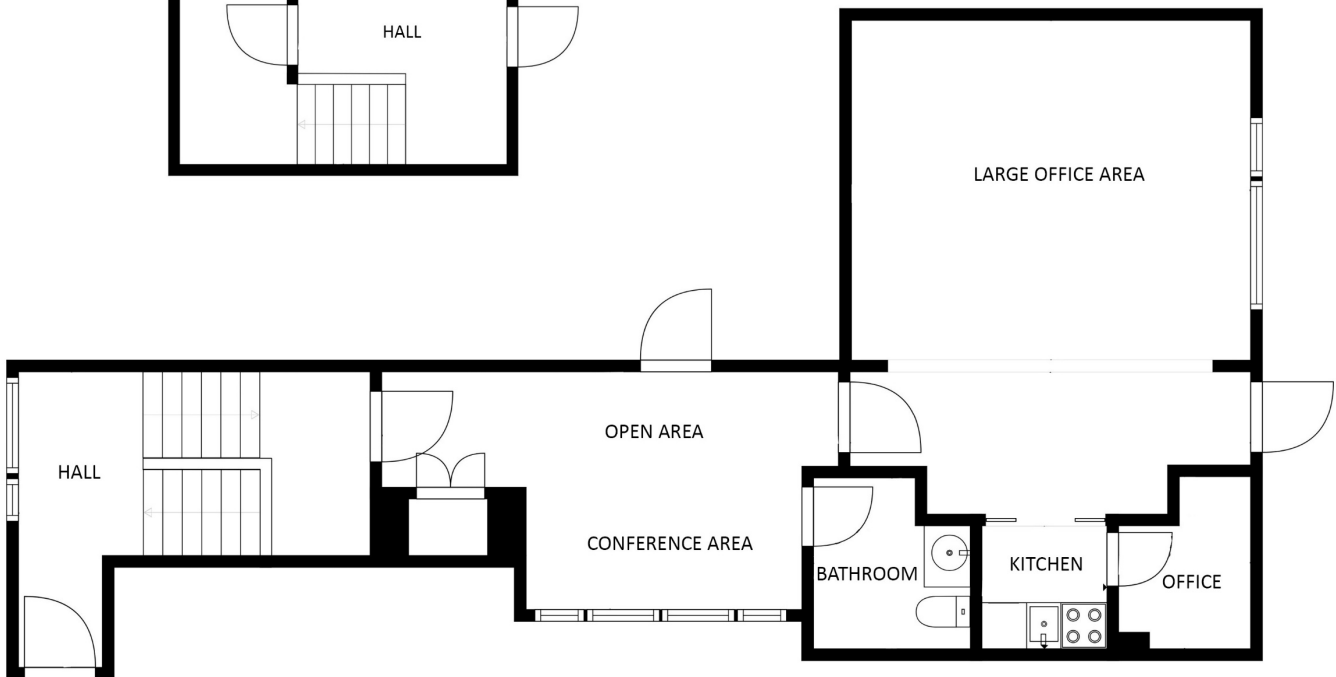
**TURN-KEY PROFESSIONAL OFFICE SPACE**

**FOR LEASE** 

**SUITE 100 – 1,000± SF**



**SUITE 500 – 700± SF**



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# OR & L COMMERCIAL FOR LEASE

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**Serenity Hills, 1570 Boston Post Rd, Guilford, CT**  
**TURN-KEY PROFESSIONAL OFFICE SPACE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 8,500± SF  
**AVAILABLE AREA:** Suite 100 - 1,000± SF,  
 Suite 200 - 1,500± SF & Suite 500 - 700± SF  
**# OF FLOORS:** 5  
**CONSTRUCTION:** Wood Frame  
**ROOF TYPE:** Arch Shingles  
**YEAR BUILT:** 1975 / Renovated

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**HEAT:** Oil, Forced Air

## SITE INFORMATION

**SITE AREA:** 3.41± Acres  
**ZONING:** PV-2  
**PARKING:** 10,1,000 – 45 Spaces  
**SIGNAGE:** Yes  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-95

## UTILITIES

**SEWER/WATER:** Septic / Public Connected  
**GAS:** Oil, Forced Air

## TAXES

**ASSESSMENT:** \$628,180  
**MILL RATE:** 28.40  
**TAXES:** \$17,840.32 (through Jan 2027)

## EXPENSES

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

*\*Tenant pays for electric & escalation in operating expenses above base year.*



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