



Ranked in Top 50
Commercial Firms in CT



FOR LEASE

Atlas Commons, 213-215 Elm St, Old Saybrook, CT 06475

1,955 – 9,589± SF MEDICAL / OFFICE SPACE | NEW MEDICAL CENTER

LEASE RATE: \$24.50/SF NNN

HIGHLIGHTS

- New Construction
- Professional Medical Office Space for Lease
- Generous Tenant Improvement Allowance
- Located on 4.70 Acres
- Directly off I-95 Exit 67
- ADT – 61,500 ± on I-95
- Many Area Amenities

Will Braun,  **SIOR** 
Cell: 203-804-6001
wbraun@orlcommercial.com

Nick Leone
Cell: 203-903-6709
nleone@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



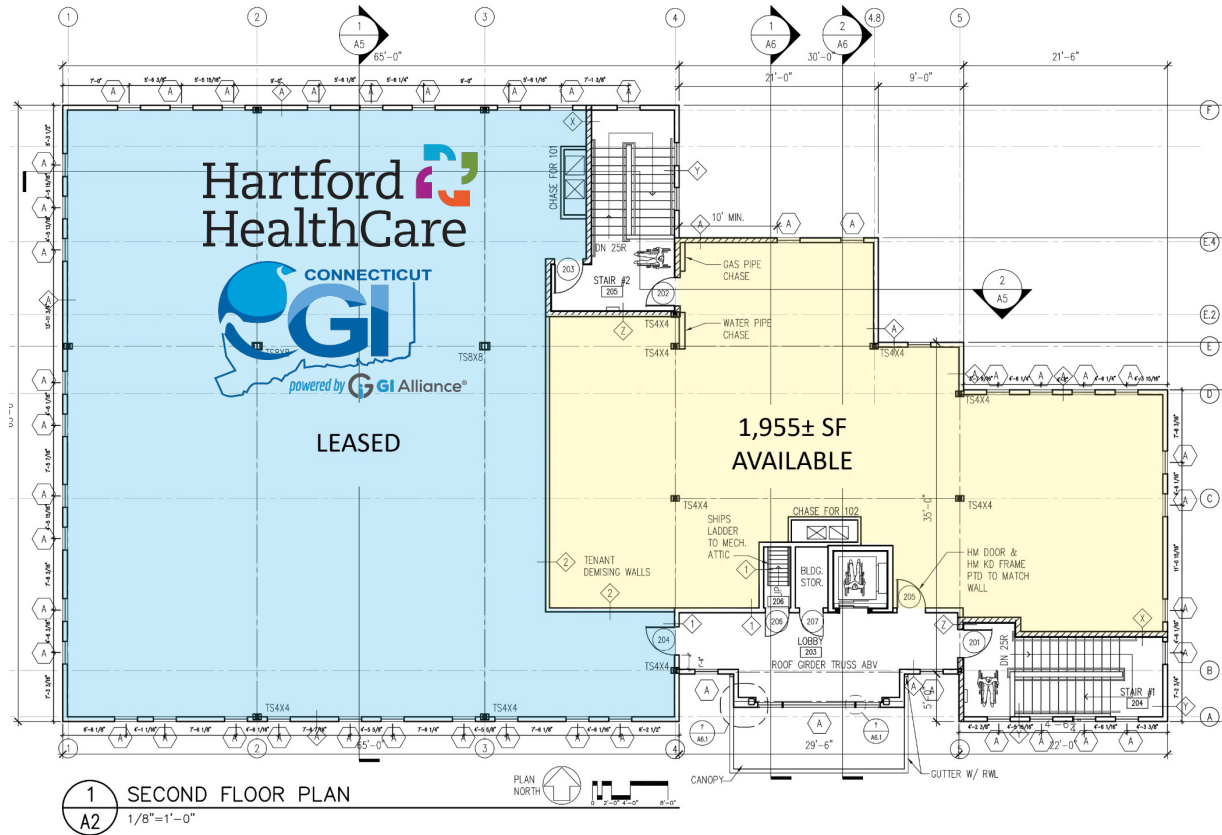
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

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BUILDING #1 (215) – 2nd Floor



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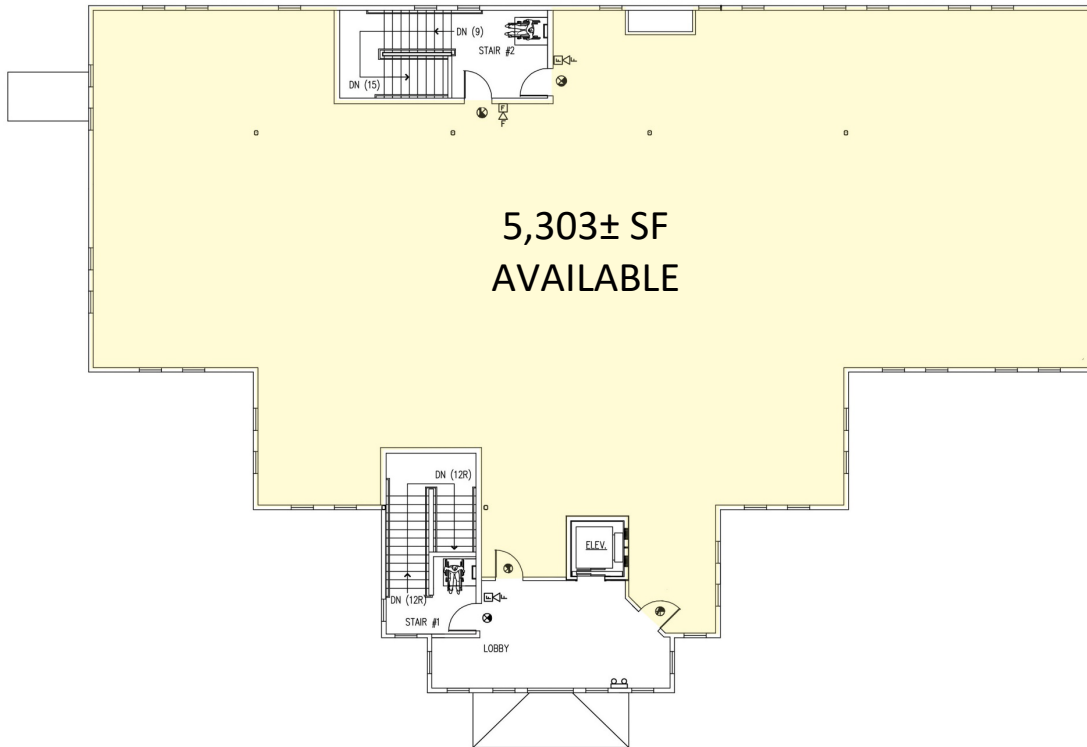
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1,955 – 9,589± SF AVAILABLE

FOR LEASE



BUILDING #2 (213) – 1st Floor



BUILDING #2 (213) – 2ND Floor



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FOR LEASE

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1,955 – 9,589± SF AVAILABLE

BUILDING INFORMATION - Building 1 (#215)

GROSS BLDG AREA: 12,614± SF

YEAR BUILT: 2023

AVAILABLE AREA: 1,955 ± SF – 2ND Floor

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

BUILDING INFORMATION - Building 2 (#213)

GROSS BLDG AREA: 12,217± SF

YEAR BUILT: 2023

AVAILABLE AREA: 5,303± SF – 1st Floor

2,331± SF – 2ND Floor

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air / Forced Air

ELEVATORS: Yes

SITE INFORMATION

SITE AREA: 17 Acres

ZONING: I-1

PARKING: Open Parking

HWY ACCESS: I-95, Exit 67

TRAFFIC COUNT: 61,500± on I-95

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

CONTACT

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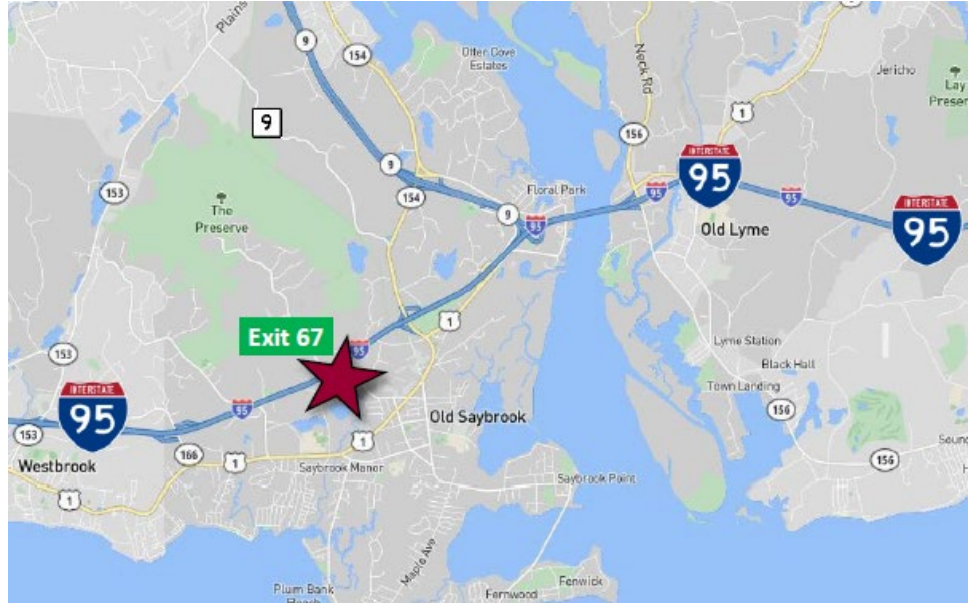
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