



Ranked In Top 50
Commercial Firms in U.S.



FOR LEASE

350 Goose Lane, Guilford, CT

2,023± - 4,356± SF PREMIER OFFICE SPACE | DIRECTLY OFF I-95

Owned & Managed By



LEASE RATE: \$25/SF NNN

HIGHLIGHTS

- One of the CT Shoreline's Premier Professional Office Locations
- Exquisite, Well-Appointed, High-End Space
- Abundant Natural Light
- Flexible Layout, Ideal for Corporate Offices, Architects & Professional Services
- Ample On-Site Parking (195 Spaces)
- Easy Accessibility to I-95, Route 1 & Downtown Guilford
- On-site Amenities include:
 - Golf Putting Green
 - Large Landscaped Courtyard with Outdoor Seating
 - Viewing Platform Overlooking Pond
 - Outdoor Collaborative Working Areas



Will Braun,  **SIOR** 
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (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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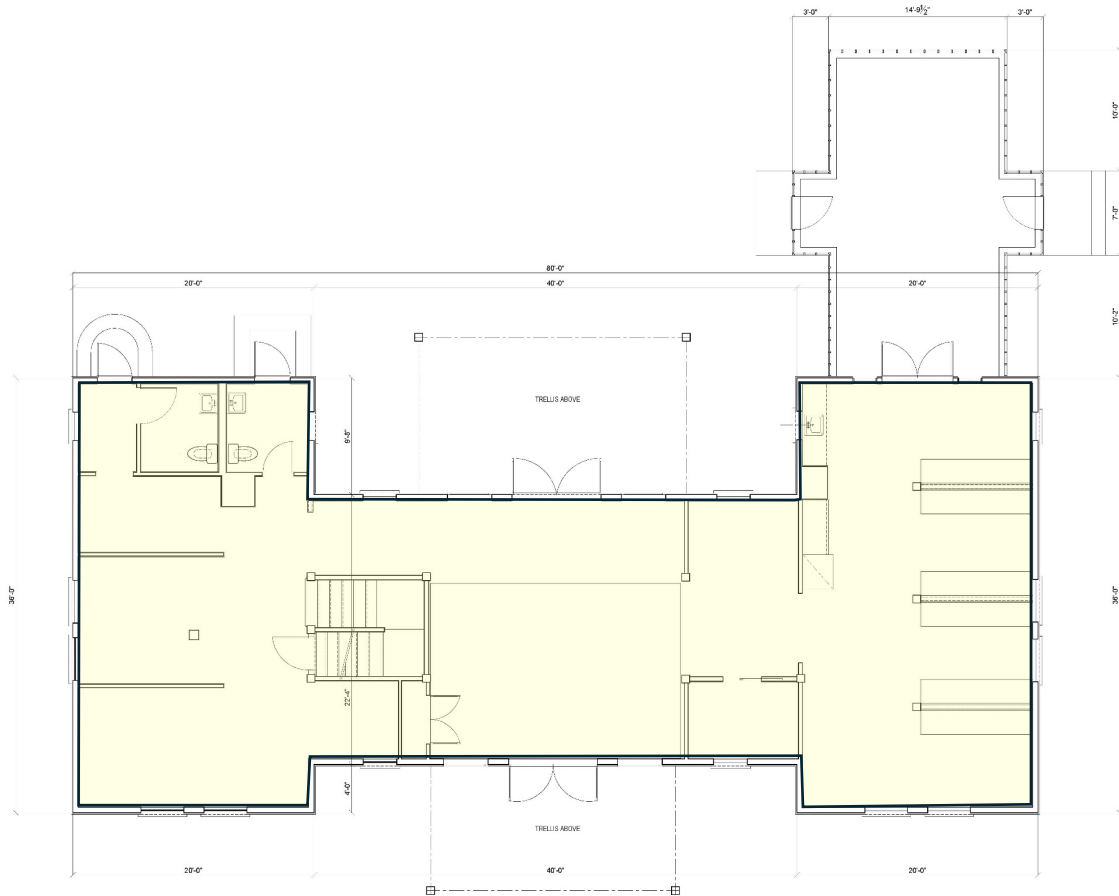
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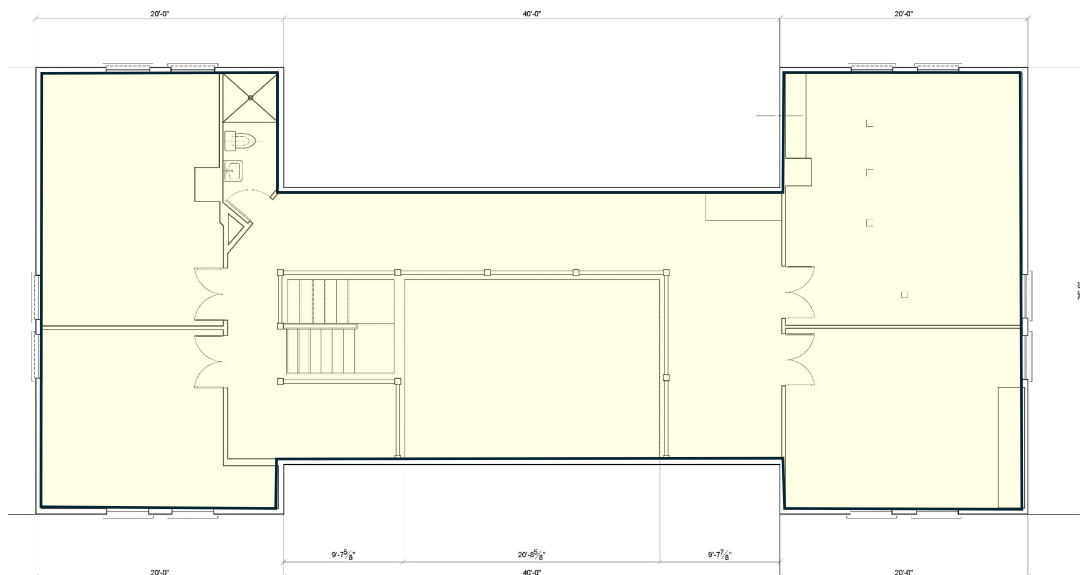
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2,333± SF AVAILABLE – FIRST FLOOR



2,023± SF AVAILABLE – SECOND FLOOR



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BUILDING INFORMATION – 350 Goose Lane

GROSS BLDG AREA: 4,356± SF

AVAILABLE AREA: 4,356± SF – Whole Building

WILL SUBDIVIDE TO: 2,023± SF & 2,333± SF

OF FLOORS: 2

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 2000

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Natural Gas

ELECTRIC/POWER: 400 Amp, 3 Phase

SITE INFORMATION

SITE AREA: 16± Acres

ZONING: Business / Mixed Use District (BMU)

PARKING: 195 spaces; 5/1,000 SF

SIGNAGE: Building

VISIBILITY: Excellent

FRONTAGE: 460 Feet

HWY ACCESS: I-95, Exit 59

UTILITIES

SEWER/WATER: Septic / Public Connected

TAXES – Office Complex

ASSESSMENT: \$4,629,170

MILL RATE: 28.40

TAXES: \$131,468.44

EXPENSES

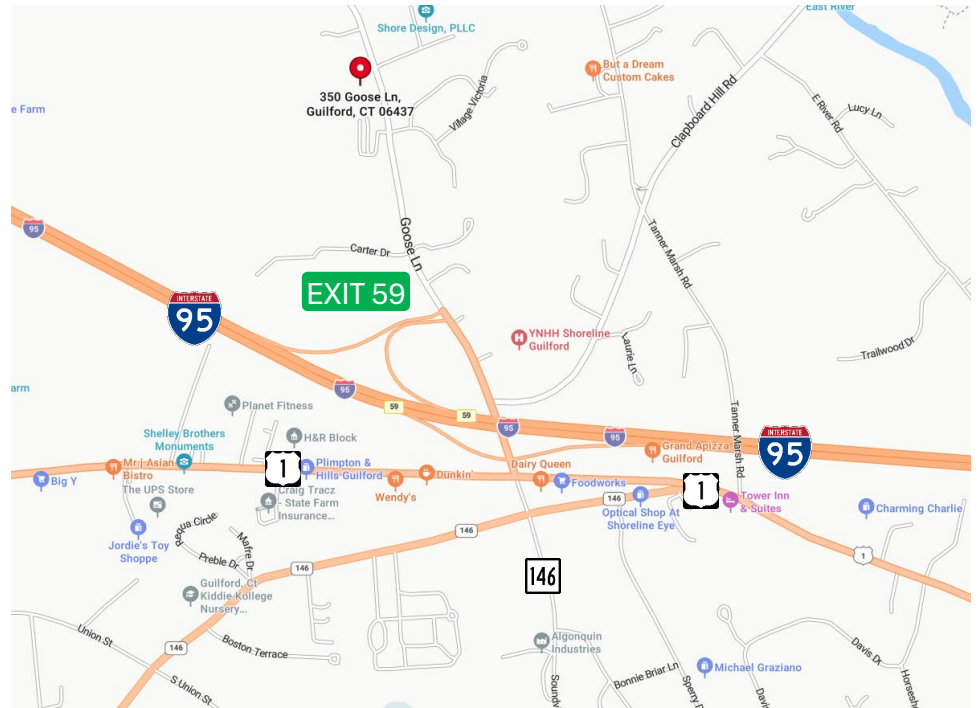
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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