



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

NEW LONDON MEDICAL ARTS BUILDING, 4 SHAW'S COVE, NEW LONDON, CT 06320
MEDICAL OFFICE SUITE AVAILABLE on SECOND FLOOR

LEASE RATE: \$19.75/SF NNN

HIGHLIGHTS

- 29,240± SF Medical Office Building
- 1 Suite for Lease
 - #201 – 3,142± SF on 2nd Floor
 - Elevator Access
- Highway Access to I-95
- Ample Open Parking
- Many Area Amenities
 - Shopping, Banking, Dining

Will Braun,  **SIO** 
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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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 1 OF 4**



FOR LEASE

4 Shaw's Cove, New London, CT
LEASE RATE: \$19.75/SF NNN
MEDICAL OFFICE SUITE on 2ND FLOOR

BUILDING INFORMATION

GROSS BLDG AREA: 29,240± SF
AVAILABLE AREA: 3,142± SF – Suite 201
OF FLOORS: 2
CONSTRUCTION: Brick, Masonry
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 1987

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air
SPRINKLERED: Yes, Wet
ELEVATORS: 1

SITE INFORMATION

SITE AREA: 2.31± Acres
ZONING: LI - 0
PARKING: Ample Open
VISIBILITY: Excellent
HWY ACCESS: I-95

UTILITIES

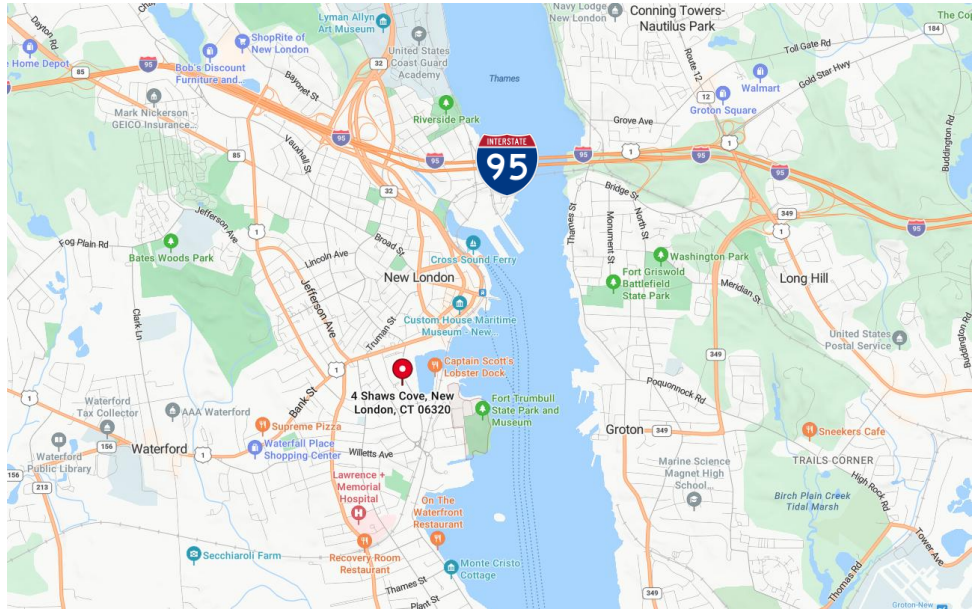
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$2,793,200
MILL RATE: 27.1
TAXES: \$75,695.72 (2026 Tax Bill thru Jan 2027)

EXPENSES

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



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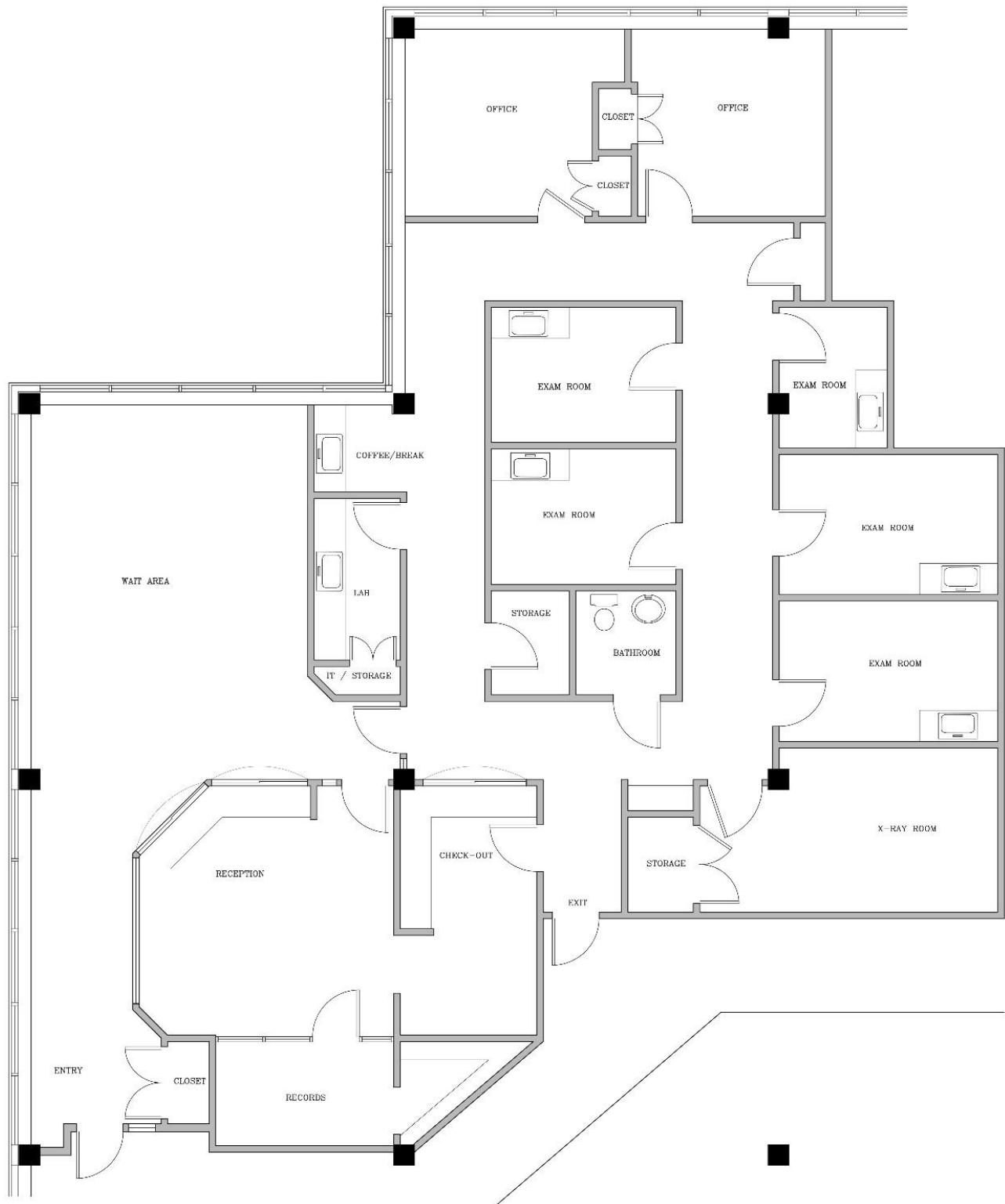
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MEDICAL OFFICE SUITE on 2ND FLOOR

FOR LEASE 

3,142± SF AVAILABLE FOR LEASE – SUITE 201



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