



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,  
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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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OR & L COMMERCIAL **FOR LEASE**

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350 Goose Lane, Guilford, CT 06437

2,023 - 4,356± SF PROFESSIONAL OFFICE SPACE



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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

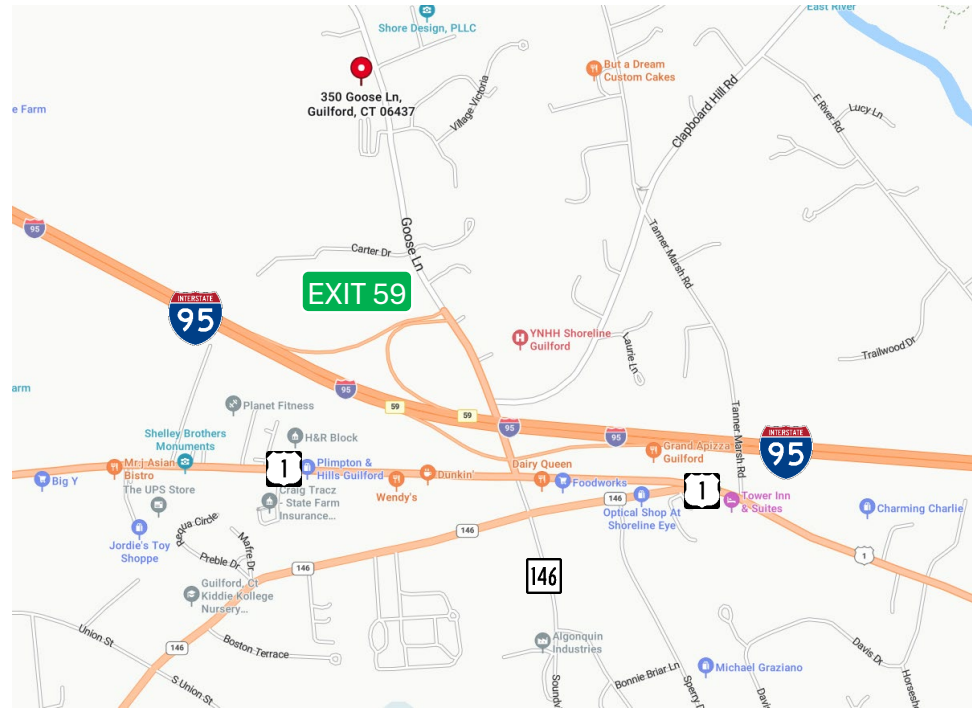
SEWER/WATER: Septic / Public Connected

TAXES

ASSESSMENT: \$4,629,170
MILL RATE: 27.65
TAXES: \$127,996.56 thru Jan 2026

EXPENSES

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



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