



Building 3

5 Durham Rd, Guilford, CT 06437



COLDWELL BANKER



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Building 3

\$359,000

Turn key, 1910 SF Outstanding Medical Office Suite for lease in Guilford's premier medical office park. 1st floor unit in excellent condition, includes waiting room, reception, 4 exam rooms, Dr office with private back door entrance, 2 bathrooms, lab area, consultation office, kitchen area, file room and storage area. Central air and natural gas heat, alarm system and plenty of parking. One deeded parking space. Well established & convenient location off of I-95, exit 58....

HOA \$703/mo

Taxes \$4800/Yr...

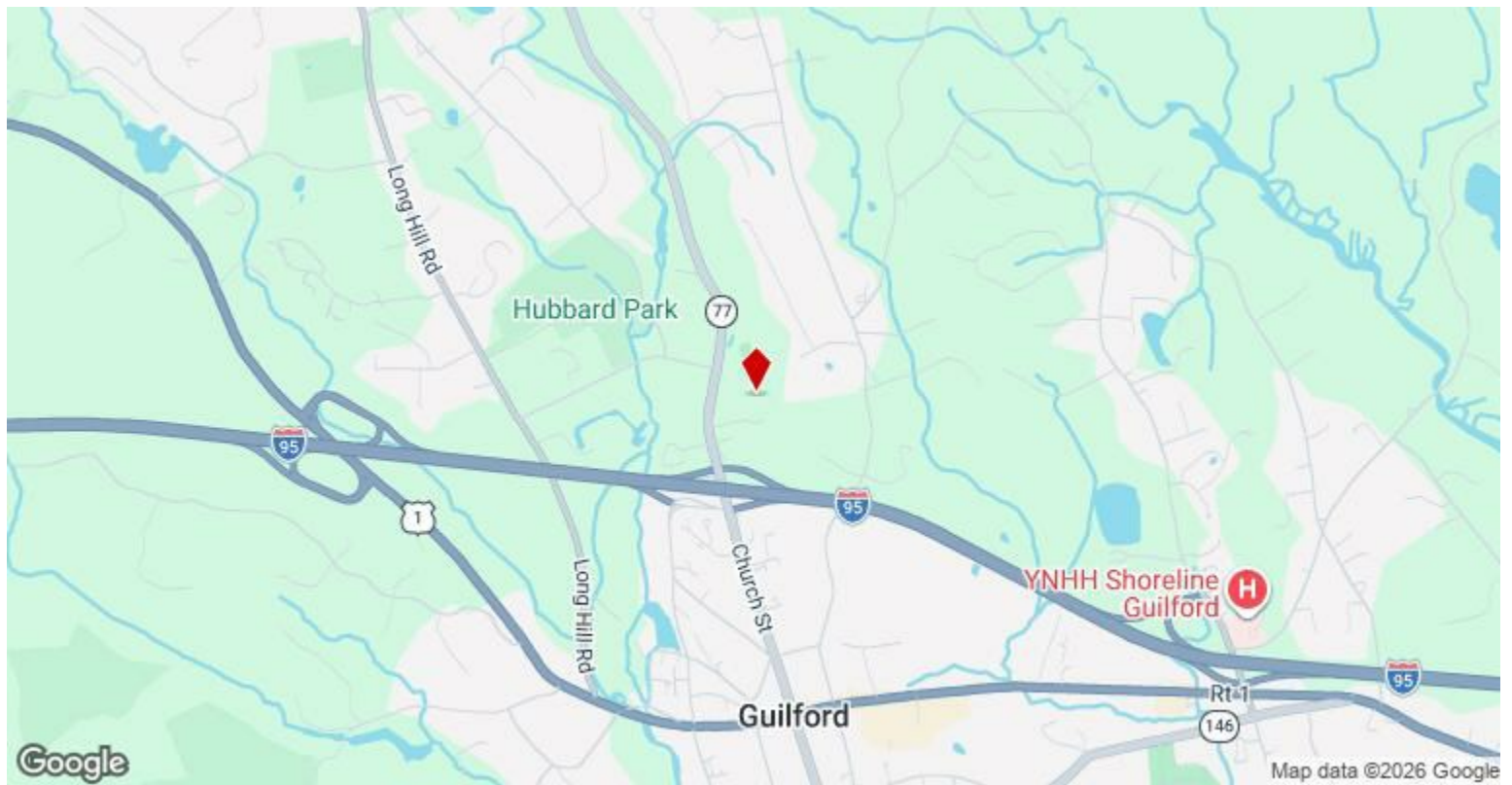
- 1st Floor Unit
- Recently Updated
- Convenient Location



Price:	\$359,000
Unit Size:	1,910 SF
No. Units:	1
Total Building Size:	11,275 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment or Owner User
Building Class:	C
Floors:	1
Typical Floor Size:	1,910 SF
Year Built:	2002
Parking Ratio:	0/1,000 SF
Walk Score ®:	30 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Griffin Hospital	1,910	December 2026
Guilford Holistic Health	-	
Retina Group of New England	-	
Stony Creek Internal Medicine LLC	-	



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