

LEASE

THE KEYSTONE BUILDING

85 Barnes Road Wallingford, CT 06492



PROPERTY DESCRIPTION

Exceptional medical and professional office space in The Keystone Building, available for immediate occupancy. The suite features four exam rooms with plumbing, a waiting area with reception, and a private restroom. Designed for medical, clinical, or traditional office use, it offers a turnkey, professional setting ideal for healthcare providers, therapists, attorneys, financial services, and other professional practices. Lease includes utilities and taxes.

PROPERTY HIGHLIGHTS

- Ideal for medical, clinical, or traditional office users
- Turnkey suite with efficient and professional environment
- 4 exam rooms with plumbing
- Waiting room with reception area
- Private bathroom for added convenience
- Lease includes utilities and taxes

OFFERING SUMMARY

Lease Rate:	\$4,000 per month (Gross)
Available SF:	2,018 SF
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	804	19,621	45,412
Total Population	1,829	47,894	113,459
Average HH Income	\$116,782	\$114,086	\$111,824

Scott Cooney
(203) 417-5937



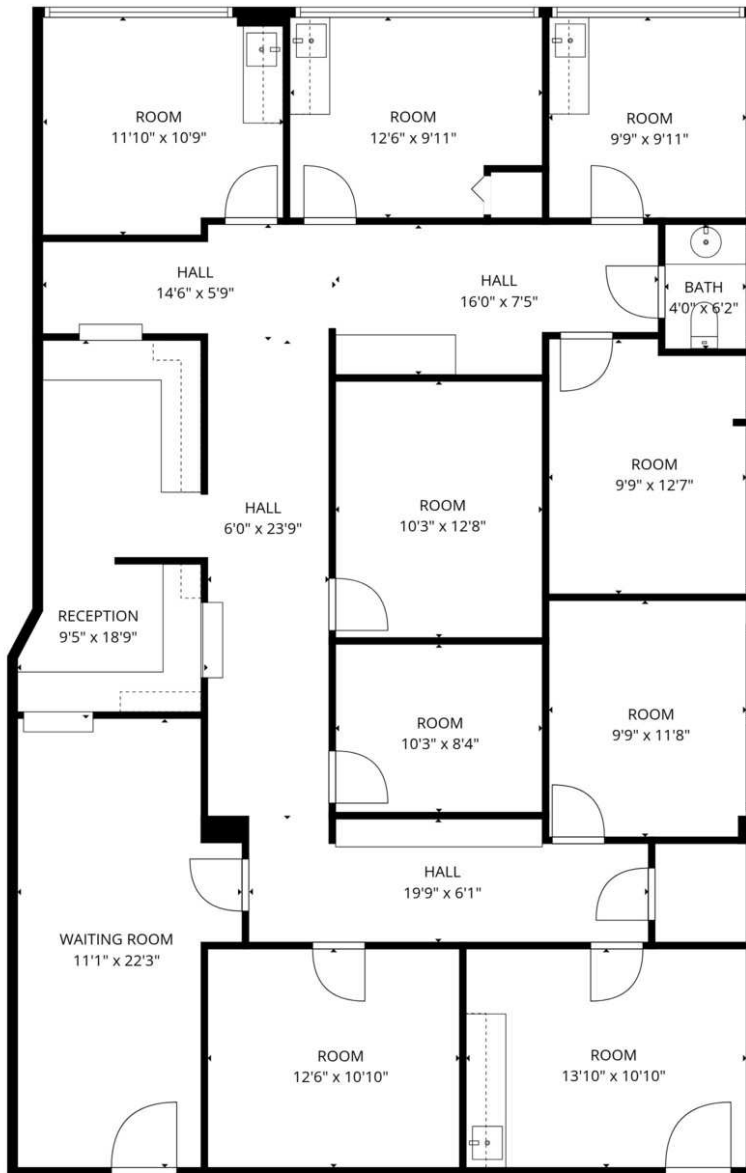
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TOTAL: 2018 sq. ft
1st floor: 2018 sq. ft
EXCLUDED AREAS: WALLS: 93 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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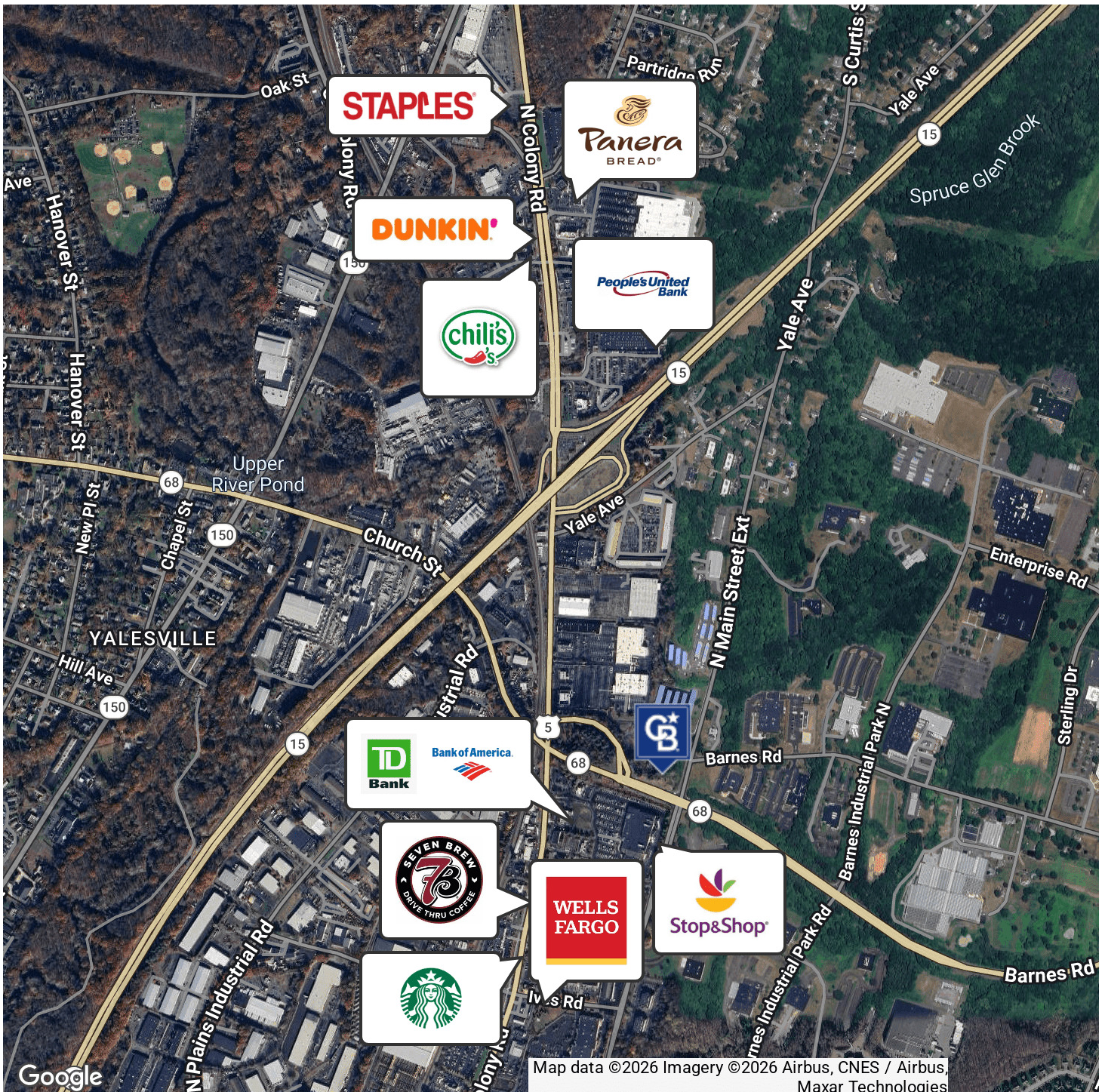
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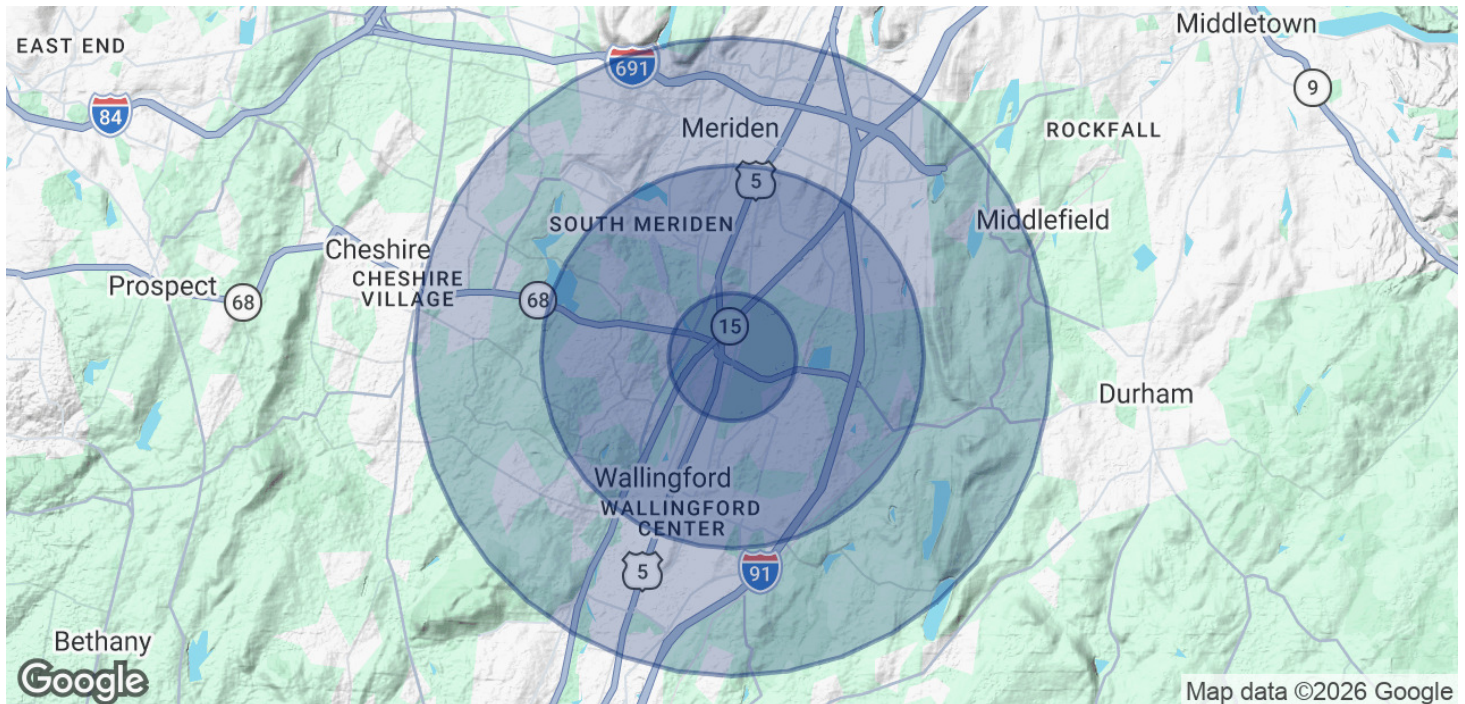
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,829	47,894	113,459
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	804	19,621	45,412
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$116,782	\$114,086	\$111,824
Average House Value	\$352,739	\$346,611	\$338,698

2020 American Community Survey (ACS)

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SCOTT COONEY

Senior Commercial Broker

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PROFESSIONAL BACKGROUND

Scott is a commercial real estate broker and executive with over three decades of experience in brokerage, management, and strategic growth. Specializing in office, healthcare, industrial, investment sales, and leasing, I've led high-performing teams and expanded regional operations. Known for driving profitability, strengthening client relationships, and executing complex transactions with discipline and integrity, I bring a practical, leadership-driven approach to every assignment. Licensed Broker in CT and NY

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