



Ranked in Top 50 Commercial Firms in U.S.



# FOR LEASE

Old Saybrook Village, 162-166 Main Street, Old Saybrook, CT 06475

400± SF - 2,500± SF PROFESSIONAL OFFICE SPACE – 2<sup>ND</sup> FLOOR | PRIME DOWNTOWN SPACE

**LEASE RATE: \$25.00/SF Gross + Utilities**

## HIGHLIGHTS

- Prime Downtown Office Space in Old Saybrook Village
- Central Business District
- 400± SF - 2,500± SF 2<sup>nd</sup> Floor Suite
- Professional Building with Elevator
- Newly Renovated with High-End Finishes
- Outfitted with Brand New, Barely Used Office Furniture
- Large Private Parking Lot plus Street Parking

**Will Braun,**    
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://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](mailto:rlee@orlcommercial.com) | License: REB.0758300

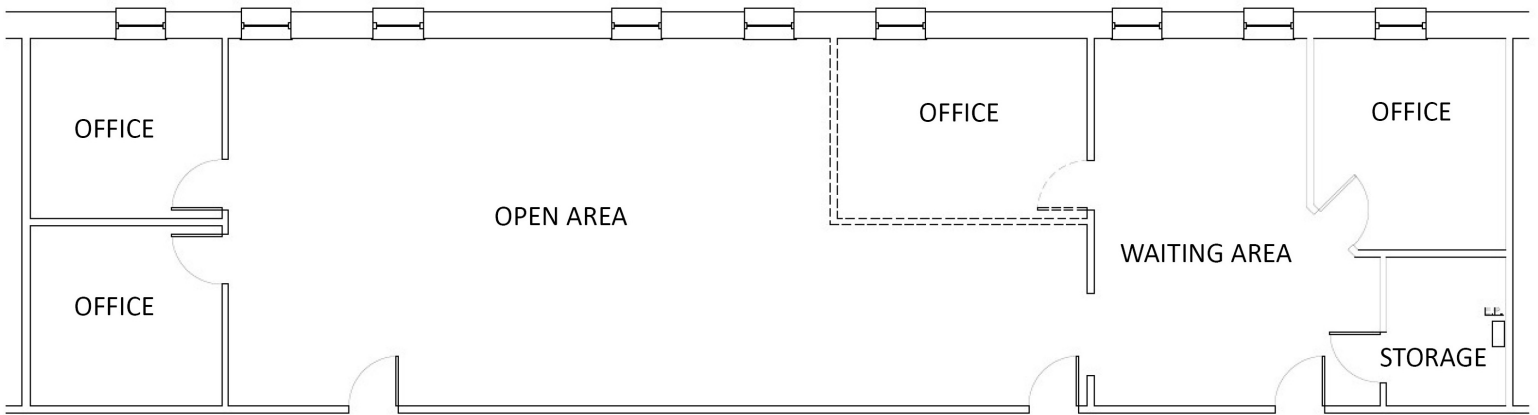


# FOR LEASE

**LEASE RATE: \$25/SF Gross + Utilities**

**162-166 Main Street, Old Saybrook, CT 06475**

**400± SF - 2,500± SF 2<sup>nd</sup> Floor High-End Office Space**



[WWW.ORLCOMMERCIAL.COM](http://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

**LEASE RATE: \$25/SF Gross + Utilities**  
**162-166 Main Street, Old Saybrook, CT 06475**  
**400± SF - 2,500± SF 2<sup>nd</sup> Floor High-End Office Space**

**FOR LEASE** 



[WWW.ORLCOMMERCIAL.COM](http://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 3 OF 4

# OR & L COMMERCIAL FOR LEASE

**LEASE RATE: \$25/SF Gross + Utilities**

**162-166 Main Street, Old Saybrook, CT 06475**

**400± SF - 2,500± SF 2<sup>nd</sup> Floor High-End Office Space**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 17,509± SF  
**AVAILABLE AREA:** 2,500± SF  
**MINIMUM AREA:** 400± SF  
**CONSTRUCTION:** Masonry  
**YEAR BUILT:** 1938

## MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Central Air  
**SPRINKLERED:** Yes, Wet  
**ELECTRIC/POWER:** 200amp  
**ELEVATOR:** Yes

## SITE INFORMATION

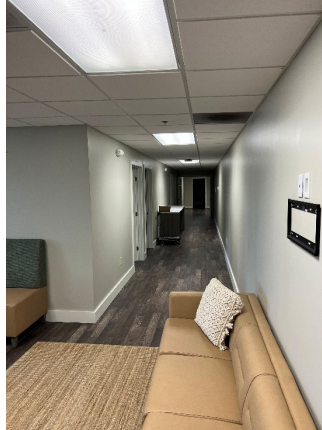
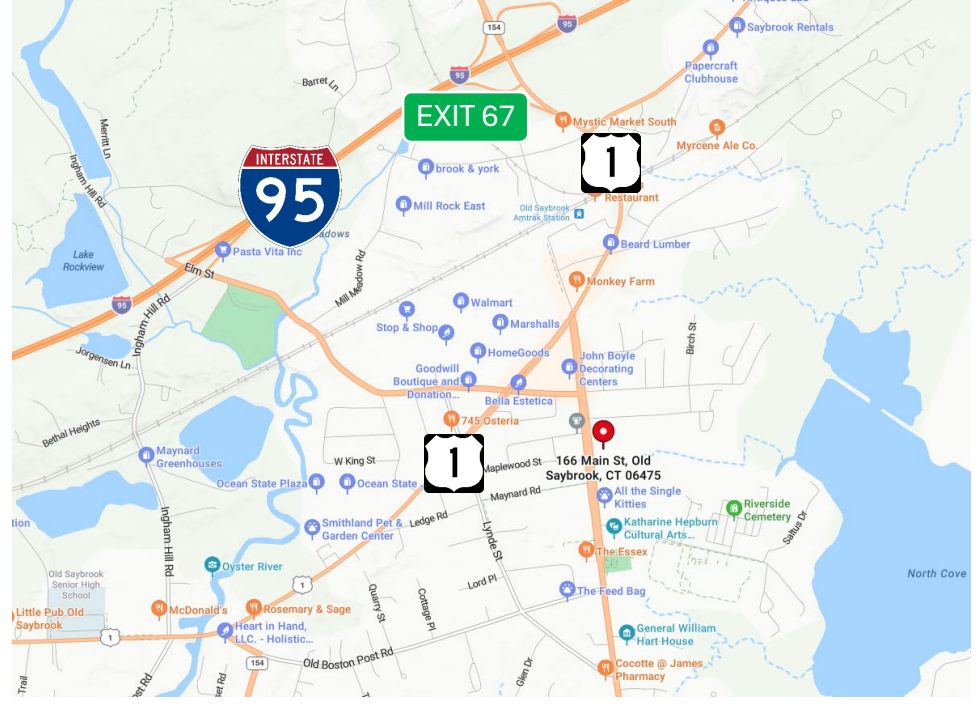
**SITE AREA:** 1.31± Acres  
**ZONING:** B-1  
**PARKING:** Private Parking Lot -- Approx. 65± Spaces, Plus Street Parking  
**SIGNAGE:** Building  
**VISIBILITY:** Excellent  
**HWY ACCESS:** I-95, Exit 67

## UTILITIES

**SEWER/WATER:** Septic / Public Connected  
**GAS:** Yes

## EXPENSES

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



**Will Braun,**    
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**J. Richard Lee**  
 Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)