

1180  
**BOSTON POST RD**  
OLD SAYBROOK CT 06475



(959) CALL-KNG

**FOR LEASE**  
**2,900 SF GROUND FLOOR**



**PRIME LOCATION**  
**HIGH TRAFFIC LOCATION ON BOSTON POST RD**



- 2,900 +/- SF GROUND FLOOR
- TURNKEY / MOVE IN CONDITION
- PRIVATE RESTROOM, & KITCHENETTE
- PLENTY OF OFF-STREET PARKING IN ATTACHED LOT
- EXCELLENT QUALITY FINISH
- FORMER WEALTH MANAGEMENT OFFICE

*Contact us today*

**\$6,700 Per Month NNN**

**KEN GINSBERG | +203-376-6266 | KEN@KNGREALTY.COM**



# CALL TODAY FOR A SHOWING

<b>Total SQFT</b>	<b>5,872 SF</b>
<b>Available SF</b>	<b>2,952 SF</b>
<b>Year Built</b>	<b>2004</b>
<b>Ceiling Height</b>	<b>12'</b>
<b>City Water/Well</b>	<b>City Water</b>
<b>City Sewer/ Septic</b>	<b>City Sewer</b>
<b>Construction</b>	<b>Wood</b>
<b>Heating</b>	<b>Forced Air/Gas</b>
<b>A/C</b>	<b>Central</b>
<b>Elevator</b>	<b>1</b>
<b># of Floors</b>	<b>2</b>
<b>Parking</b>	<b>Attached Lot</b>
<b>Bathrooms</b>	<b>1</b>
<b>Assessment</b>	<b>\$557,300</b>
<b>Mill Rate</b>	<b>0.02046</b>
<b>Taxes</b>	<b>3.19 per SF</b>

2900 SF +/- OFFICE SPACE LOCATED ON THE FIRST FLOOR. BEAUTIFULLY RENOVATED, THIS SPACE IS PERFECT FOR A MEDICAL OFFICE, LAW OFFICES, ETC. WALK THROUGH THE FRONT ENTRANCE TO A SPACIOUS RECEPTION AREA AND WAITING ROOM. EQUIPPED WITH A KITCHENETTE AND BATHROOM. MAKE THIS SPACE YOURS TODAY.

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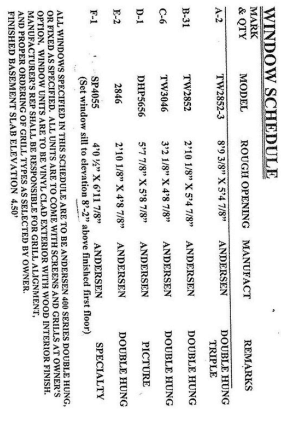












DATE		REVISION	REMARKS
9-8-04			
04-12-04	2	ROOF TRUSSES, FRAMING	

6 FIRST FLOOR PLAN 2952 SQUARE FEET  
Scale: 1/4" = 1'-0"

**DOOR SCHEDULE**

MARK	MODEL	SIZE	MANUFACT	HARDWARE
<b>FIRST FLOOR</b>				
101	PS-50 PAIR	6'-6" X 6'-6" PAIR	THEMA, TRIU	SELF-CLOSING HARDWARE CENTRAL LOCKING WALLETSTRIP (09) HANDED
102	PS-510	3'-6" X 6'-6"	THEMA, TRIU	SELF-CLOSING HARDWARE WALLETSTRIP (09) HANDED
103	PC-06	3'-6" X 6'-6"	THEMA, TRIU	SELF-CLOSING HARDWARE WALLETSTRIP
104	PC-24	6'-6" X 6'-6" PAIR	THEMA, TRIU	ENTRY DOOR EXTENSION SELF-CLOSING HARDWARE WALLETSTRIP
105	BS-08 WINNER	3'-6" X 6'-6"	BROSICO	SOLID CORE
106	BS-09 WINNER	2'-6" X 6'-6"	BROSICO	SOLID CORE
107	BS-09 WINNER	2'-6" X 6'-6"	BROSICO	HOLLOW CORE
<b>SECOND FLOOR</b>				
201	PS-510	3'-6" X 6'-6"	THEMA, TRIU	SELF-CLOSING HARDWARE (09) HANDED