

# EXECUTIVE OFFICE SUITES FOR LEASE

Convenient location, professional atmosphere and amenities



## 657 Orange Center Road, Orange CT 06477 New Haven County

### AVAILABLE SPACE

AVAILABLE SF: **1,008 SF**  
MINIMUM AVAIL: **140 SF**  
AVAIL WHEN: **Immed**  
STATUS: **5 vacant suites**

### BUILDING INFORMATION

GROSS BLDG SIZE **5,100 SF**  
YEAR RENOVATED **2009**  
YEAR BUILT **1950**  
CEILING HEIGHT **9 Ft.**  
ZONING: **C-1**

### PARKING

PKG SPACES **30**  
PKG TYPE **Surface Lot**



### COMMENTS:

Beautifully remodeled professional suites available from 140 – 252 SF. All utilities included except phone. Internet access included. Cleaning, copier services included. Conference rooms available for use. Beautiful lobby and waiting area. Kitchen area with coffee available for tenants and their clients.

**Suite 101: Double Suite (8x14 / 10x14) - \$950 per month**  
**Suite 103: 10 x14 with closet - \$650 per month**  
**Suite 104: Double Suite (8x14 / 10x14) - \$950 per month**  
**Suite 107: Corner suite 14 x 14 = \$800 per month**  
**2<sup>nd</sup> Floor Double Suite with file area (7 x 8 / 10 x 8 / 4 x 10) \$950**

### FINANCIAL DETAILS

RENT/MONTH: **\$650 - \$950 p/m** LEASE TYPE: **Full Service** TI ALLOW: **N/A**

### PROPERTY SPECIFICATIONS

TYPE: **Exec. Suites** FLOOR SIZE: **3,750 SF / 1,350 SF** HANDICAP ACCESS? **Yes**  
CONDITION: **Excellent** ELEVATOR: **No** HEAT TYPE: **Forced Air**

### FOR FURTHER INFORMATION CONTACT:

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### OFFERED EXCLUSIVELY BY:

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