



**191 MAIN STREET, OLD SAYBROOK**  
**OFFICE SUITE**

**\$1,375/Month**  
**+ UTILITIES**

**FOR LEASE:** Office Suite right on Main Street across from The Kate. Great for anyone from a wellness practitioner to lawyer. Light, bright Main Street office. On and off street parking, private office, conference room or open space. Coffee space. Also 2<sup>nd</sup> floor office of 250 SF for individual rent.

**Present Use:** Office

**Potential Use:** Office, medical, counseling, law office, CPA

**Directions:** I-95N to Exit 67 to Route 154W to left on Main Street.

<b><u>AVAILABILITY</u></b>	SF Available:	850 SF	Ceiling Height:	9'	Overhead Doors:	Minimum	850 SF
	SF Available Office:	850 SF	Ceiling Height:	9'	Truck Docks:	Subdivide:	
<b><u>BUILDING INFORMATION</u></b>	Stories:	2	Ceiling Height:	9'	Overhead Doors:	Size:	
	First Floor Area:	2,089 SF	Ceiling Height:	9'	Truck Dock(s):	Size:	
	Second Floor Area:	1,983 SF	Ceiling Height:	9'	Year Built:	1904	
	Third Floor Area:	945 SF	Ceiling Height:	7'	Condition:	Good	
	Other Floor Areas:		Ceiling Height:		Construction Type:	Wood frame	
	Office Area:	4,000 SF			Roof:	Asphalt/Gable	
	Total Floor Area:	5,000 SF			Lin. Ft. Clear Span:		
<b><u>LAND</u></b>	Lot(s):	1	Frontage:	120'	Depth:	214'	
	Area SF:		% Land Coverage:	25%	% Building Coverage Permitted:	30%	
	Acres:	.59	Condition of site:	Level, paved			
	Parking:	25					
	Zoning:	B-1					
	Restrictions/Easements: Unknown						
<b><u>Utilities</u></b>		<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>		<b><u>Transportation</u></b>	
Water:	Pub.	Elevator Size:	None	Land:	\$264,300	Bus Service:	Yes
Gas:		Heating:	Electric	Building:	\$242,800	Distance:	Front
Volts:	110	Air Conditioning:	Units	Total:	\$507,100	Turnpike:	I-95
Amps:	200	Sprinkler:	No	Mills:	19.60	Exit:	67
Phase:	1	Other Equipment:		Taxes:	9,939		
Sewer:	SeptIC			A/S:	70%		

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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