



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

Amity Office Center, Unit 2-A

4 OFFICE SUITE

1,244 +/- SF

\$1,622/mo (Includes CAM & Taxes)

15 June Street, Woodbridge, CT 06525



FOR LEASE

\$1,622/mo (incl CAM & Taxes)

Located directly

Next to Amity Shopping Center

- 4 Office Suite, Unit 2-A
- Extensive Windows
- Owner will paint with Tenant colors
- Perfect for any Professional and their staff
- Close to Food & Shopping
- Off Street Parking
- Easily accessed from Rte 15, Exit 59, off Amity Rd



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Property Information

Total Building SF	6,840
Available SF	1,244
Year Built	1965
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Brick, Concrete, Cinder
HVAC	Central AC
Electric Service	UI
Gas	Yes
Column Spacing	N/A
# of Floors	2
Parking	Parking Lot
Bathrooms	HC Accessible
Frontage	Corner 103'/122'
Zoning	GB
Assessment	\$224,980
Environmental	TBD
Mill Rate	43.77
Taxes	\$9,847 (incl in rent)
Taxes/SF	\$1.44 (incl in rent)

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Comments:

Located next to Amity Shopping Center, this recently renovated suite of 4 offices will suit any Professional and their Staff. Possible subdivision. Central Air, and abundant natural light. Owner will paint with Tenant colors. Easily accessed from Rte. 15, Exit 59 off Amity Road.

Ken Ginsberg
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RISE
VISUAL MEDIA

GROSS INTERNAL AREA
FLOOR 1: 1244 sq. ft
TOTAL: 1244 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.