

# FOR LEASE

## Great Office Space in Class A Building



### 1 FORT HILL RD., GROTON CT

#### **UNIT #3**

AVAILABLE  
1/1/16

520+ rentable sf  
\$850/mo + utilities  
(inclusive of NNN  
charges)

#### **UNIT #4**

820+ rentable sf  
\$900/mo + utilities  
(inclusive of NNN  
charges)

#### **UNIT #5**

900+ rentable sf  
\$1,250/mo + utilities  
(inclusive of NNN  
charges)

#### **UNIT #7**

1,175-1200+ rentable sf  
\$1,650/mo + utilities  
(inclusive of NNN  
charges)

#### **UNIT #9**

1,900+ rentable sf  
\$1,990/mo + utilities  
(inclusive of NNN  
charges)

#### **UNIT #10**

1,200+ rentable sf  
\$1,500/mo + utilities  
(inclusive of NNN  
charges)



Connecticut RI

## PEQUOT COMMERCIAL

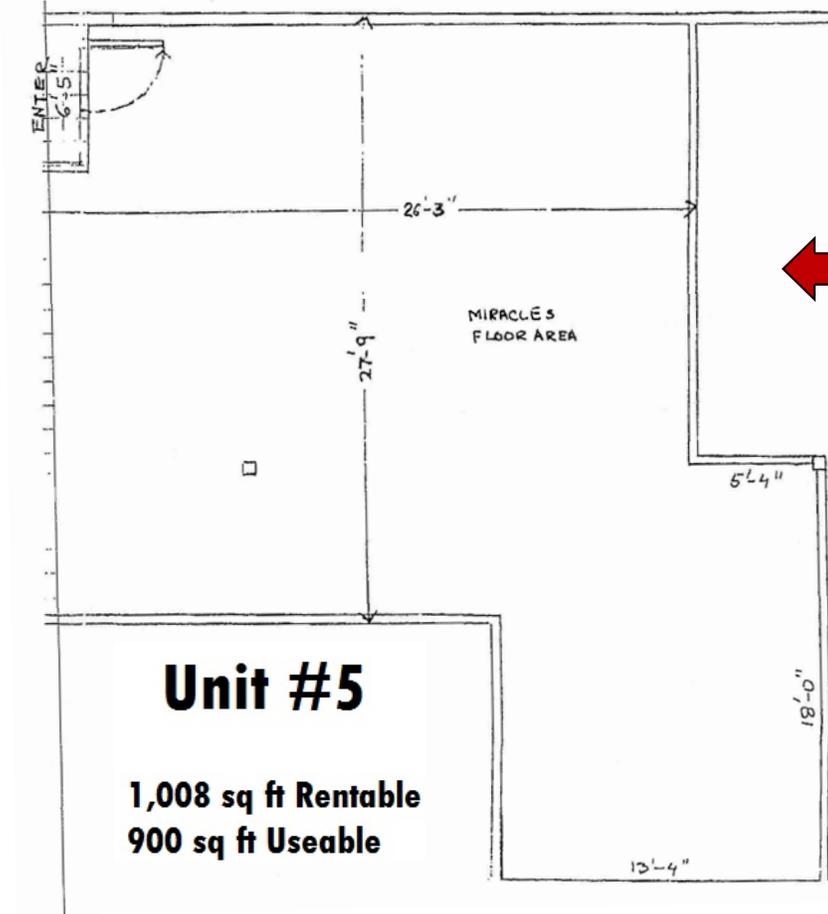
Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Judy Walsh

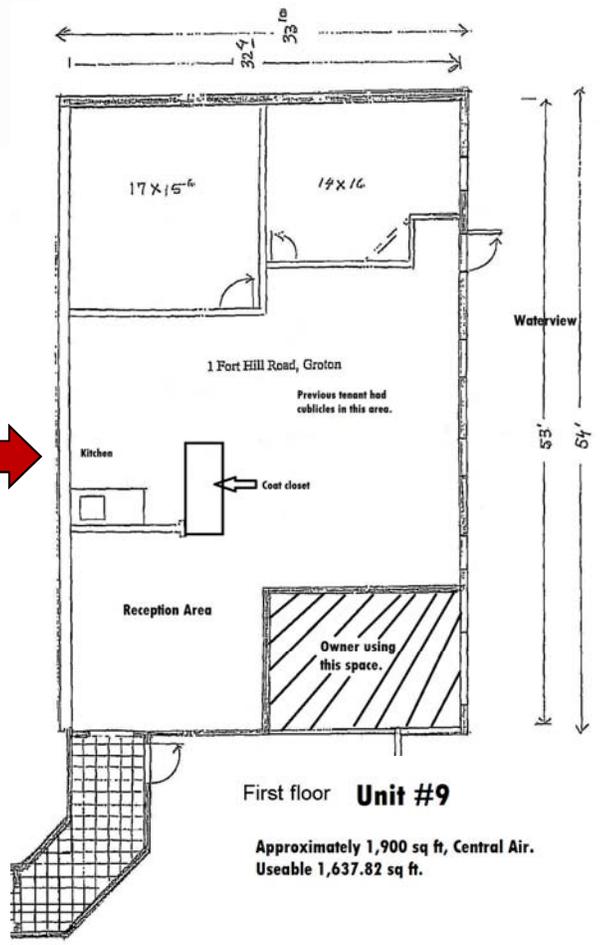
860-447-9570 x153 • [jwalsh@pequotcommercial.com](mailto:jwalsh@pequotcommercial.com)

# FIRST FLOOR

**UNIT #5**  
 1,008+ rentable sf  
 \$1,250/mo + utilities,  
 (inclusive of NNN  
 charges)

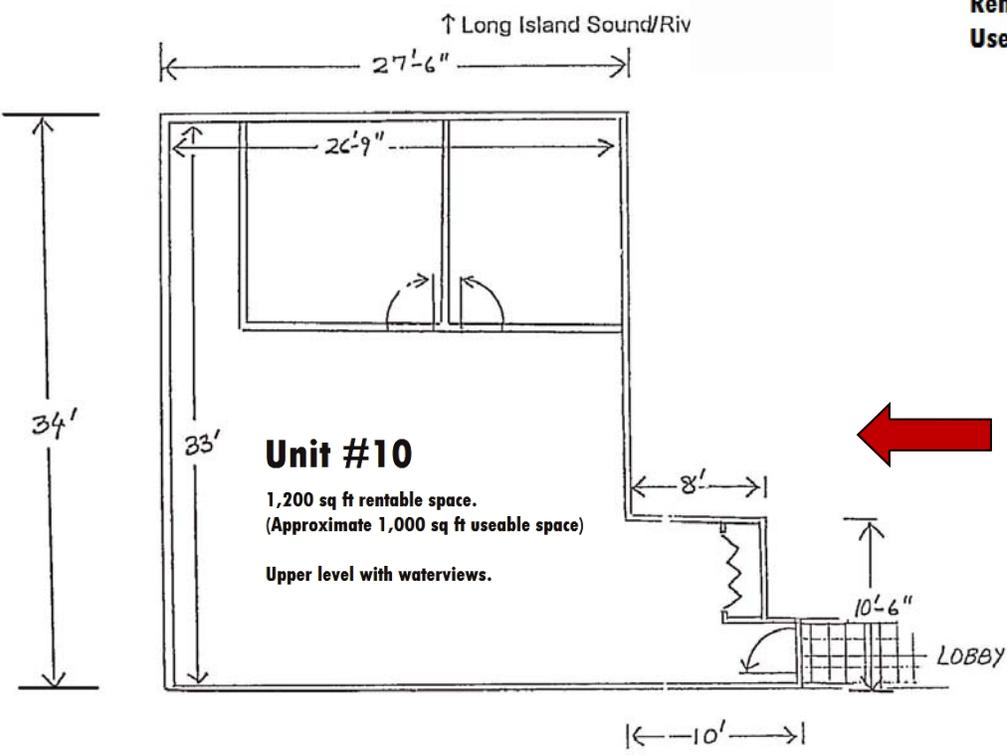
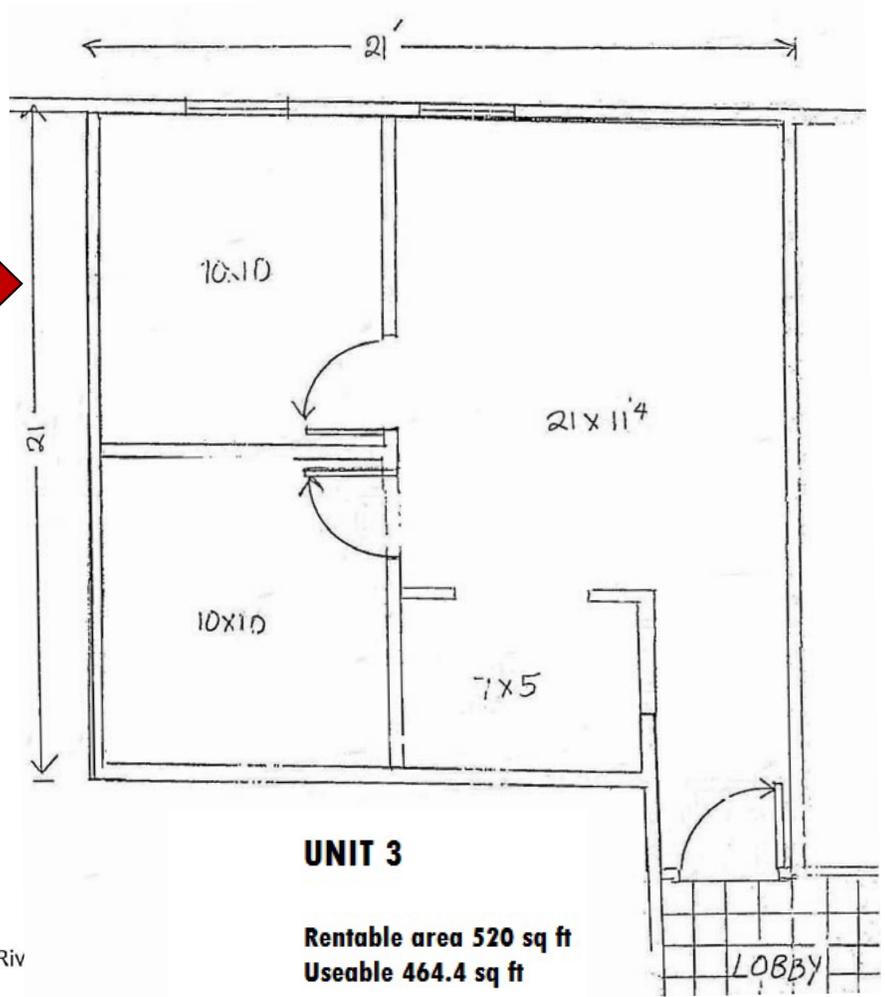


**UNIT #9**  
 1,900+ rentable sf  
 \$1,990/mo + utilities,  
 (inclusive of NNN  
 charges)



# FLOOR

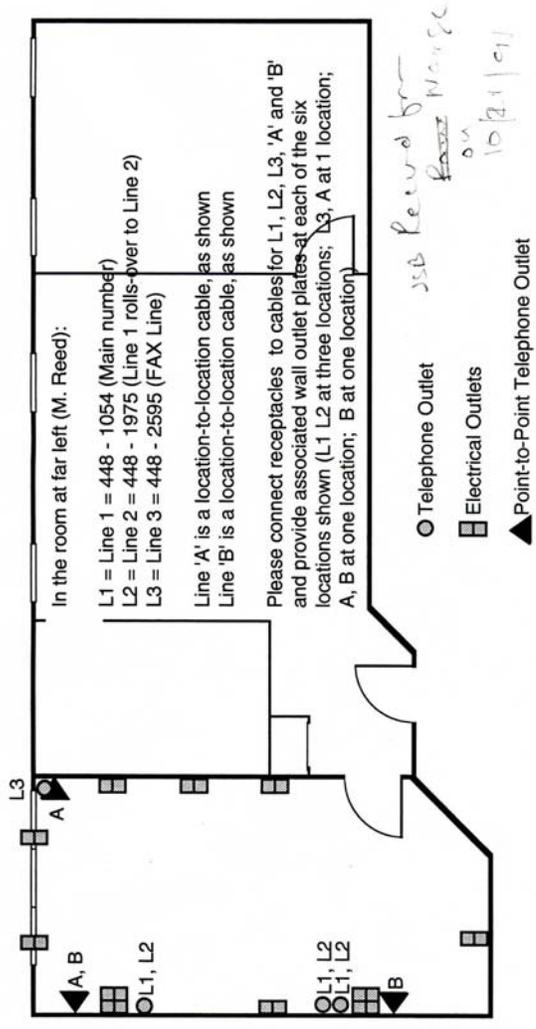
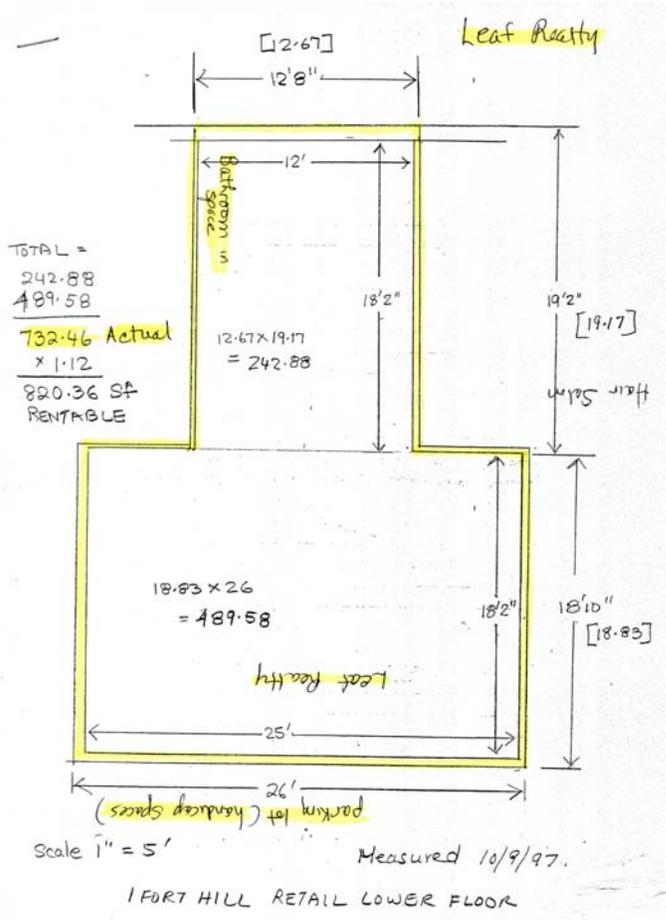
**UNIT #3**  
 520± rentable sf  
 \$850/mo + utilities,  
 (inclusive of NNN  
 charges)



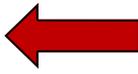
**UNIT #10**  
 1,200± rentable sf  
 \$1,500/mo + utilities,  
 (inclusive of NNN  
 charges)

# FLOOR

**UNIT #4**  
**820± rentable sf**  
**\$900/mo + utilities,**  
**(inclusive of NNN**  
**charges)**



**Bindra Building: 2nd Floor N/W**  
 BAYBERRY INSURANCE: Arrangement  
 Revision E October 21, 1991 GER

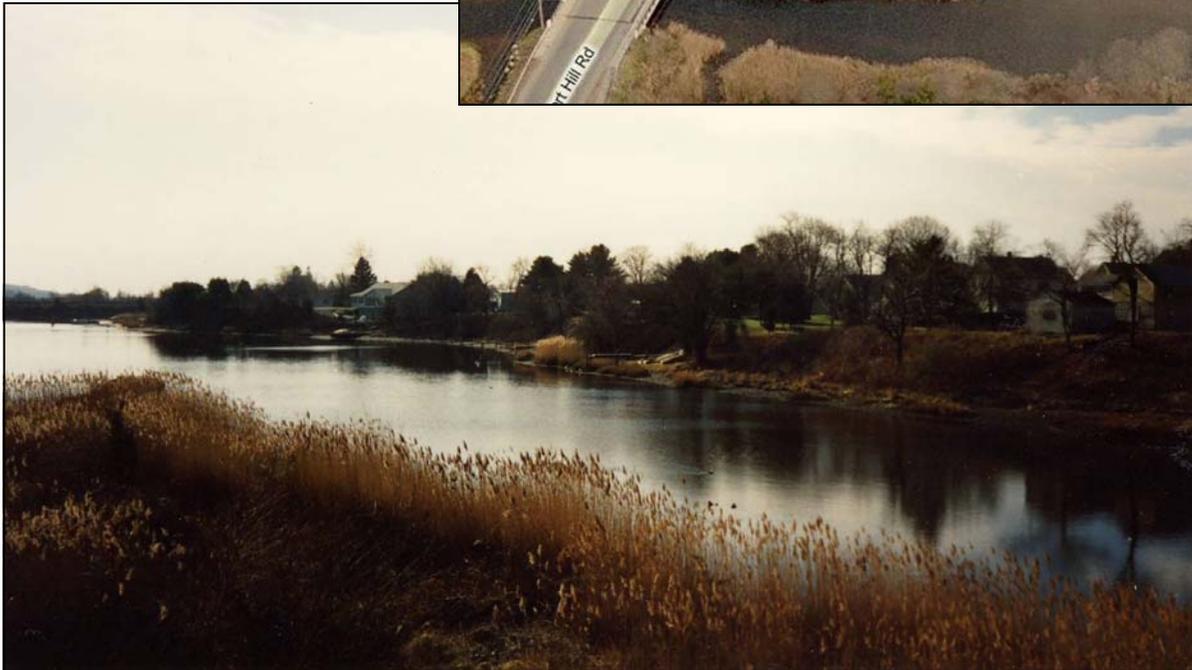


**UNIT #7**  
**1,175-1,200± rentable sf**  
**\$1,650/mo + utilities**  
**(inclusive of NNN**  
**charges)**





- ◆ Central AC
- ◆ Lovely water views
- ◆ High traffic count  
17,700
- ◆ Handicap access
- ◆ Price includes  
common charges



# Commercial Property Card

Print Date: 11/12/2015

## Card 1 of 1

<b>Account</b> 169807576761	<b>Location</b> 1 FORT HILL RD	<b>Zoning</b> CA-12	<b>Deed Book/Page</b> 826/633	<b>Acres</b> 0.94
<b>District</b> POQUONNOCK BRIDGE	<b>Use Code</b> GENERAL OFFICE BUILDINGS			

### Current Owner

BAY ASSOCIATES HOLDING CO ONE (I) LLC  
C/O RANJNA BINDRA  
171 NEPTUNE DR  
GROTON CT 06340

### Property Picture



### Building Information

<b>Building No:</b>	1
<b>Year Built:</b>	1991
<b>No of Units:</b>	10
<b>Structure Type:</b>	OFFICE BUILDING - LOW
<b>Building Total Area:</b>	14390 sqft.
<b>Grade:</b>	C
<b>Identical Units:</b>	1

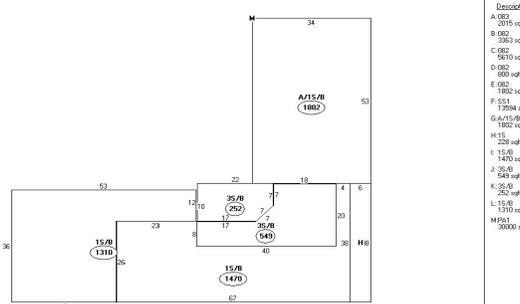
### Valuation

<b>Land:</b>	\$238,000
<b>Building:</b>	\$754,500
<b>Total:</b>	\$992,500
<b>Total Assessed Value:</b>	\$694,750

### Recent Sales

Book/Page	Date	Price
826/634	7/7/2003	\$0

### Building Sketch



### Sketch Legend

---	Main Living Area	LSMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

### Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	MULTI-USE SALES	N/A	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
B1 - B1	MULTI-USE OFFICE	N/A	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
02 - 03	MULTI-USE OFFICE	FRAME	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
A1 - A1	MULTI-USE OFFICE	FRAME	WOOD JOIST	NONE		NORMAL



Disclaimer:  
 The planimetric and topographic information depicted on this map was compiled by The GeoInformation Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, a base map, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is subject to change as a more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.  
**THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.**  
 Horizontal Datum:  
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)  
 Vertical Datum:  
 North American Vertical Datum of 1988 (NAVD88)

## Town of Groton 1 FORT HILL RD



Date: 11/10/2015