



Two Offices For Lease

Pequot Commercial

Each Office **FOR LEASE**

\$495/month

Includes electricity,
heat, A/C, and
twice a week
cleaning service

Judy Walsh

Pequot Commercial

1020 Hartford Tpk.
Waterford, CT 06385

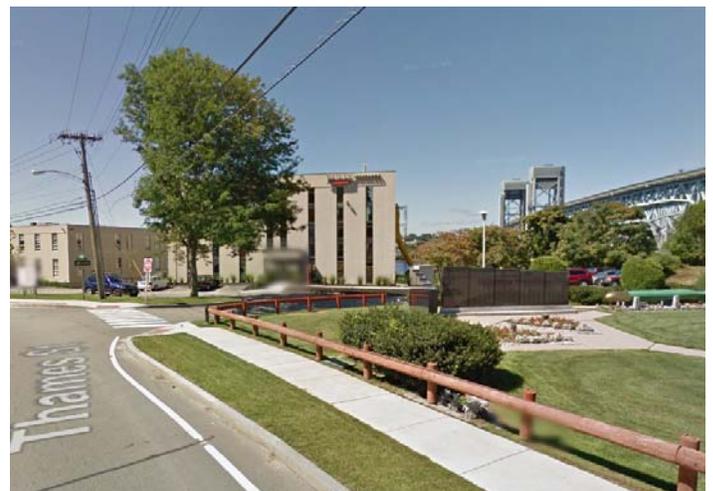
860-447-9570 x153
860-444-6661 Fax

jwalsh@pequotcommercial.com



15 Thames St., Groton, CT

- < Beautiful professional office building has two 1st floor offices available for lease.
- < Each office is approximately 150sf
- < Access to waiting area and kitchen/bath.
- < Handicap accessible.
- < Only 1.3 miles to EB and 2 miles to Pfizer.





FIRST FLOOR SEATING ARRANGEMENT

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	59,714	86,842	153,532
Total Households	23,228	34,288	60,911
Household Income \$0—\$30,000	30.48%	25.84%	20.13%
\$30,001-\$60,000	29.86%	27.18%	26.01%
\$60,001-\$100,000	23.16%	23.90%	24.82%
\$100,001+	16.50%	23.07%	29.04%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

Commercial Property Card

Print Date: 11/13/2015

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168914237575	15 THAMES ST	GC	649/742	2.04
District	Use Code			
CITY OF GROTON	GENERAL OFFICE BUILDINGS			

Current Owner

NINETEEN THAMES STREET
 C/O GOLDBLATT BOKOFF LLC
 457 W MAIN ST
 NORWICH CT 06360

Property Picture



Building Information

Building No:	1
Year Built:	1981
No of Units:	1
Structure Type:	OFFICE BUILDING - LOW
Building Total Area:	32000 sqft.
Grade:	C+
Identical Units:	1

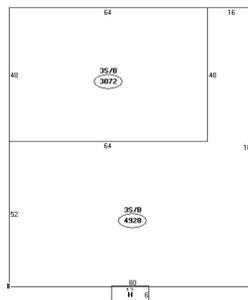
Valuation

Land:	\$510,000
Building:	\$1,409,700
Total:	\$1,919,700
Total Assessed Value:	\$1,343,790

Recent Sales

Book/Page	Date	Price
649/742	9/4/1997	\$29,880

Building Sketch



Classcode
 A:006
 B:003
 C:000
 D:003
 E:1.4
 F:21.8
 G:20.8
 H:EE1
 I:PA1
 43660 sq

Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	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	.5MA	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	SUPPORT AREA	N/A	FIRE RESIST	HOT AIR	NONE	FAIR
B2 - B2	OFFICE BUILDING	N/A	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	OFFICE BUILDING	CONCRETE NON-LOAD BEARING	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
02 - 03	OFFICE BUILDING	CONCRETE NON-LOAD BEARING	FIRE RESIST	HOT AIR	CENTRAL	NORMAL



Disclaimer:
 The planimetric and topographic information depicted on this map was compiled by The Survey Map 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 survey records, 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 15 THAMES ST



Date: 11/13/2015