

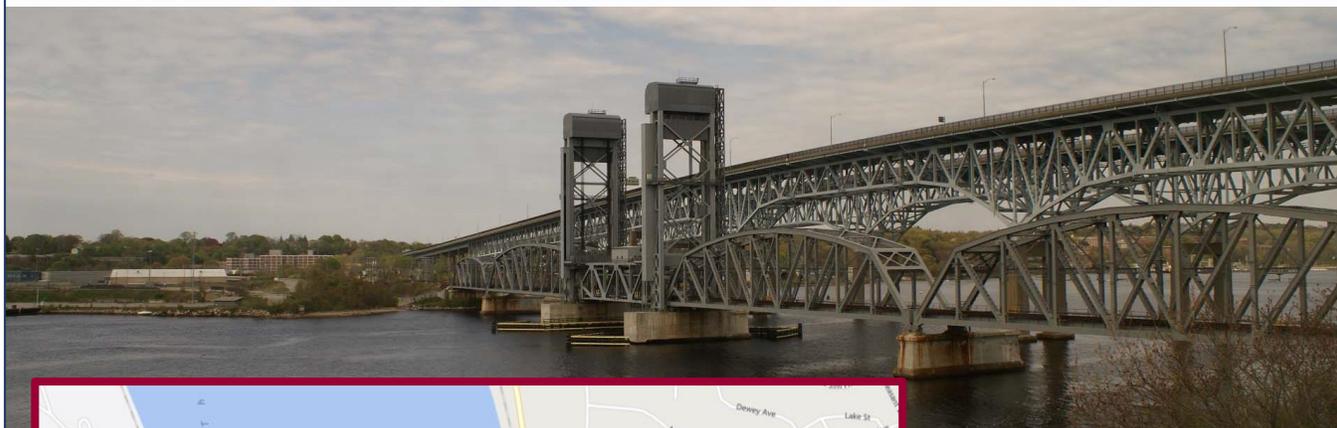
LEASE RATE
\$15.50/SF
Utilities + Janitorial

OFFICE SPACE FOR LEASE

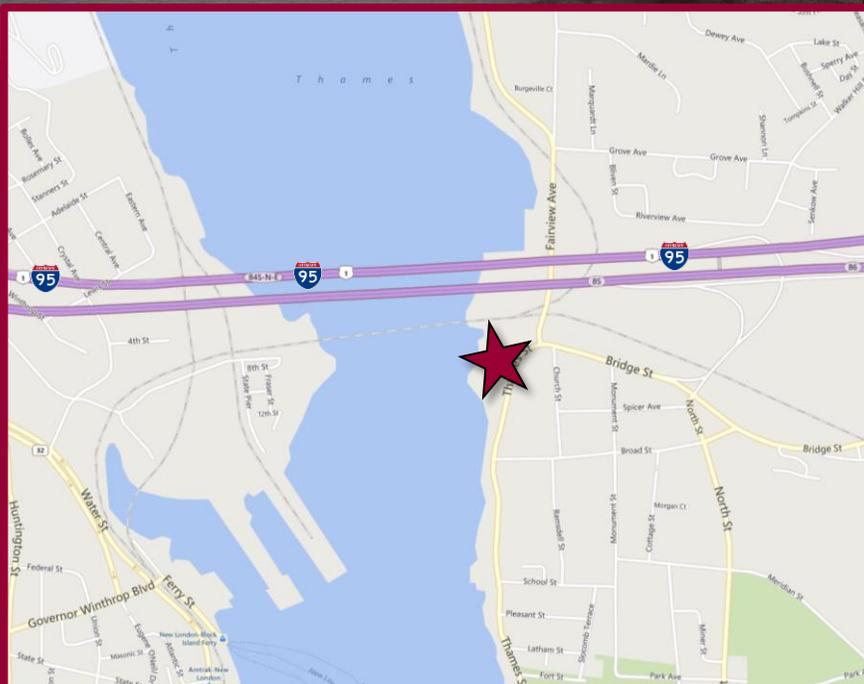
15 Thames Street, Groton, CT 06340



O,R&L Commercial is pleased to offer newly constructed office suites available for lease at 15 Thames Street. This four story office building located immediately on-off Interstate 95 at Exit 87 offers expansive views of the Thames River and Gold Star Memorial Bridge just downstream from the U.S. Naval Submarine Base. Since 2012, the property has had significant upgrades to its mechanical systems and common areas and the Landlord is delivering newly built suites turnkey at very attractive lease rates. Currently there are 4 suites available with up to 4,861 SF of contiguous space. Please call for additional details.



15 Thames Street, Groton



LEASE RATE

\$15.50/SF

Utilities + Janitorial

For more information contact:

Tim McMahon

203-643-1007

timcmahon@orlcommercial.com

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



2 Summit Place
Branford, CT 06405
Tel: (203) 488-1555
Fax: (203) 315-4046



Connect with us:



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

www.orlcommercial.com

OFFICE SPACE FOR LEASE

15 Thames Street, Groton, 06340

BUILDING INFORMATION:

GROSS BLDG AREA: 32,724± SF
AVAILABLE SQ FT: 8,783± SF
MAX CONTIGUOUS SF: 4,861± SF
WILL SUBDIVIDE TO: 1,427± SF
NUMBER OF FLOORS: 4
CONSTRUCTION: Masonry / Steel
ROOF: Built up
YEAR BUILT: 1981

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central air
TYPE OF HEAT: Warm air
SPRINKLERED: No
ELECTRIC SERVICE: 600amp
ELEVATOR(S): Yes
OTHER: Key card access

COMMENTS: 4 Suites available from 1,427± SF and up with 4,861± SF contiguous available.

DIRECTIONS: From I-95 N, take Exit 85. From I-95 S, take Exit 87 to US-1 to Bridge St to Thames St

SITE:

SITE AREA: 2.04± acres
ZONING: GC
PARKING: 5/1,000 open parking
SIGNAGE: Building
VISIBILITY: Excellent, I-95
HWY ACCESS: I-95

UTILITIES:

SEWER: Public Connected
WATER: GPU
GAS: Propane / Oil

EXPENSES:

RE TAXES: () Tenant (X) Landlord
UTILITIES: (X) Tenant () Landlord
INSURANCE: (X) Tenant (X) Landlord
MAINTENANCE: (X) Tenant (X) Landlord
JANITORIAL: (X) Tenant () Landlord

LEASE RATE

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Property Highlights

- Turnkey office buildout
- 4 Floors
- 4 Suites available
 - 3,434± SF – Ground Floor
 - 1,427± SF – Ground Floor
 - 2,189± SF – 2nd Floor
 - 1,733± SF – 3rd Floor
- 4,861± SF contiguous
- Open parking
- Zoning: GC
- Easy access to I-95
- Excellent visibility



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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

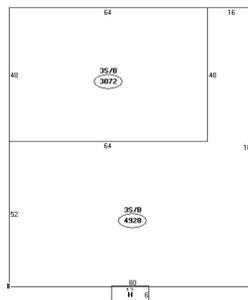
Valuation

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

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