

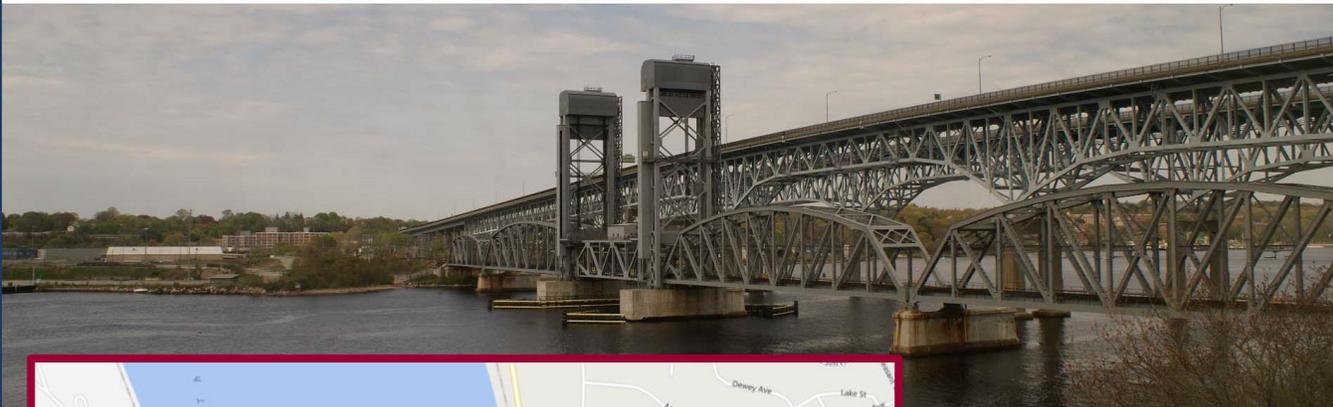
LEASE RATE
\$15.50/SF
Utilities + Janitorial

OFFICE SPACE FOR LEASE

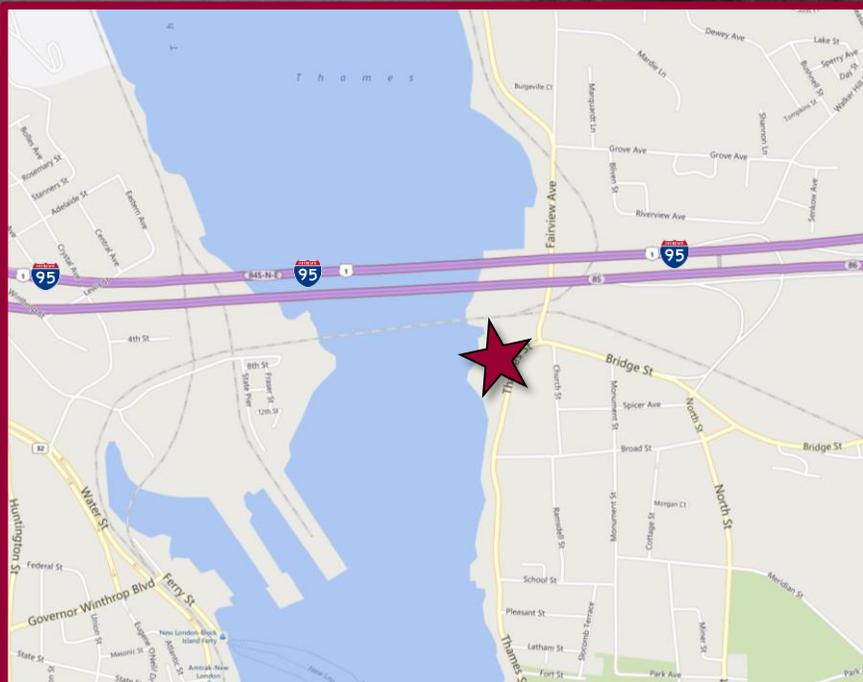
19 Thames Street, Groton, CT 06340



O,R&L Commercial is pleased to offer newly constructed office suites available for lease at 19 Thames Street. This three 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 at very attractive lease rates. Currently there are 3 suites available with up to 5,882± SF contiguous with a generous tenant improvement package. Please call for additional details.



19 Thames Street, Groton



LEASE RATE

\$15.50/SF

Utilities + Janitorial

For more information contact:

Tim McMahon

203-643-1007

tmcmahon@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

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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

19 Thames Street, Groton, 06340

BUILDING INFORMATION:

GROSS BLDG AREA: 17,097± SF
AVAILABLE SQ FT: 8,382± SF
MAX CONTIGUOUS SF: 5,882± SF
WILL SUBDIVIDE TO: 2,903± SF
NUMBER OF FLOORS: 3
CONSTRUCTION: Masonry / Steel
ROOF: Built up
YEAR BUILT: 1983

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central air
TYPE OF HEAT: Warm air
SPRINKLERED: No
ELECTRIC SERVICE: 400amp
ELEVATOR(S): Yes
OTHER: Key card access

COMMENTS: 3 Suites available from 2,500± SF and up with 5,882± 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: 1.38± 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

\$15.50/SF

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Property Highlights

- Generous tenant improvement package
- 3 Floors
- 3 Suites available
 - 2,500± SF – Ground Floor
 - 2,903± SF – 2nd Floor
 - 2,979± SF – 2nd Floor
- 5,882± SF contiguous
- Open parking
- Zoning: GC
- Easy access to I-95
- Excellent visibility



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Commercial Property Card

Print Date: 11/12/2015

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168914237226	19 THAMES ST	GC	639/977	1.38
District	Use Code			
CITY OF GROTON	GENERAL OFFICE BUILDINGS			

Current Owner
 NINETEEN THAMES ST PTNSHP
 C/O GOLDBLATT BOKOFF LLC
 457 W MAIN ST
 NORWICH CT 06360

Property Picture



Building Information

Building No:	1
Year Built:	1983
No of Units:	2
Structure Type:	OFFICE BUILDING - LOW
Building Total Area:	17586 sqft.
Grade:	C
Identical Units:	1

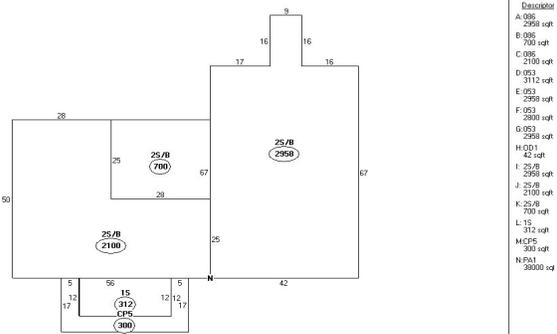
Valuation

Land:	\$690,000
Building:	\$568,100
Total:	\$1,258,100
Total Assessed Value:	\$880,670

Recent Sales

Book/Page	Date	Price
639/977	3/18/1997	\$0

Building Sketch



Descriptor
 A.096 2360 sqft
 B.096 750 sqft
 C.096 2100 sqft
 D.093 3112 sqft
 E.093 2598 sqft
 F.093 2800 sqft
 G.093 2360 sqft
 H.001 42 sqft
 I.25/B 2958 sqft
 J.25/B 1100 sqft
 K.25/B 750 sqft
 L.15 312 sqft
 M.CP5 300 sqft
 N.FM1 38000 sqft

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 Msry 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	SUPPORT AREA	N/A	WOOD JOIST	HOT AIR	CENTRAL	FAIR
B1 - B1	SUPPORT AREA	N/A	WOOD JOIST	NONE	NONE	FAIR

B1 - B1	SUPPORT AREA	N/A	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	OFFICE BUILDING	BRICK VENEER	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	OFFICE BUILDING	BRICK VENEER	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	OFFICE BUILDING	BRICK VENEER	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	OFFICE BUILDING	BRICK VENEER	WOOD JOIST	HOT AIR	CENTRAL	NORMAL



Disclaimer:
 The geographic 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, assessment 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 plan sheet address 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 19 THAMES ST



Date: 11/12/2015