

PRIME OFFICE SPACE FOR LEASE

**Mariner Square
125 Eugene O'Neill Drive
New London, Connecticut**



Mariner Square is New London's premier office center. Tenants located in this 81,666 square foot complex, have easy access to I 95 and yet are also within walking distance to the City's downtown amenities as well as to train and high- speed ferry services.

- **\$17.50 p.s.f. plus suite Janitorial**
- **3rd floor and 1st floor locations that can be subdivided from 20,000 s.f. to 3,000 s.f.**
- **Ample Parking**
- **Flexible floor plan**
- **Ready for immediate occupancy**
- **On-site management**
- **24/7 accessibility**
- **spectacular lobby with water views**



Contact Fred H. Frassinelli, Listing Broker

Phone: (203) 372-1200 ext. 1#

Fax: (203) 339-4719

email: fred@amsrealestate.com

web site: www.amsrealestate.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawals without notice and to any special conditions imposed by our principals