

FOR SALE OR FOR LEASE

50,000+/- SF Prime Office Space
New London, CT

~~\$2,800,000~~ **\$1,900,000**

\$14.00/SF Gross + Utilities



224-258 Bank Street, New London, CT

- ◆ Overlooking Thames River
- ◆ Extensive Parking Area
- ◆ Up to 13,000 SF Space Available For Lease
- ◆ Enterprise Zone



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

John Jensen, SIOR
860-447-9570 x131 • jjensen@pequotcommercial.com

Office Buildings For Sale or For Lease

ADDRESS: 224-258 Bank Street, New London, CT

AVAILABLE: Four contiguous buildings/one integrated complex

1. 238 Bank Street—Renovated 1.5 story
1st floor—6,761± SF
2. Granite Building 258 Bank Street—Renovated 2.5 story
1st & 2nd floor—2,300± SF
3rd floor—1,300± SF (stair access)
3. 258 Bank Rear—1988 Class “A” 3 story
1st floor available—8,370± SF
2nd & 3rd floors—9,120 +/- SF (elevator)
4. Pubs Building—Renovated 2 story
4,666+/-SF per floor (elevator)

PARKING: Total 151 spaces plus municipal lot one block away

UTILITIES: Municipal water, sewer and natural gas

ZONING: Central Business District (CBD1)

LAND: 2.43 Acre

DIRECTIONS: I-95 to New London exit, to Eugene O’Neill Dr. to Tilley St. to Bank St.

OCCUPANCY: Negotiable

FOR LEASE: \$14/SF Gross + Utilities (Up to 13,000+/- SF)

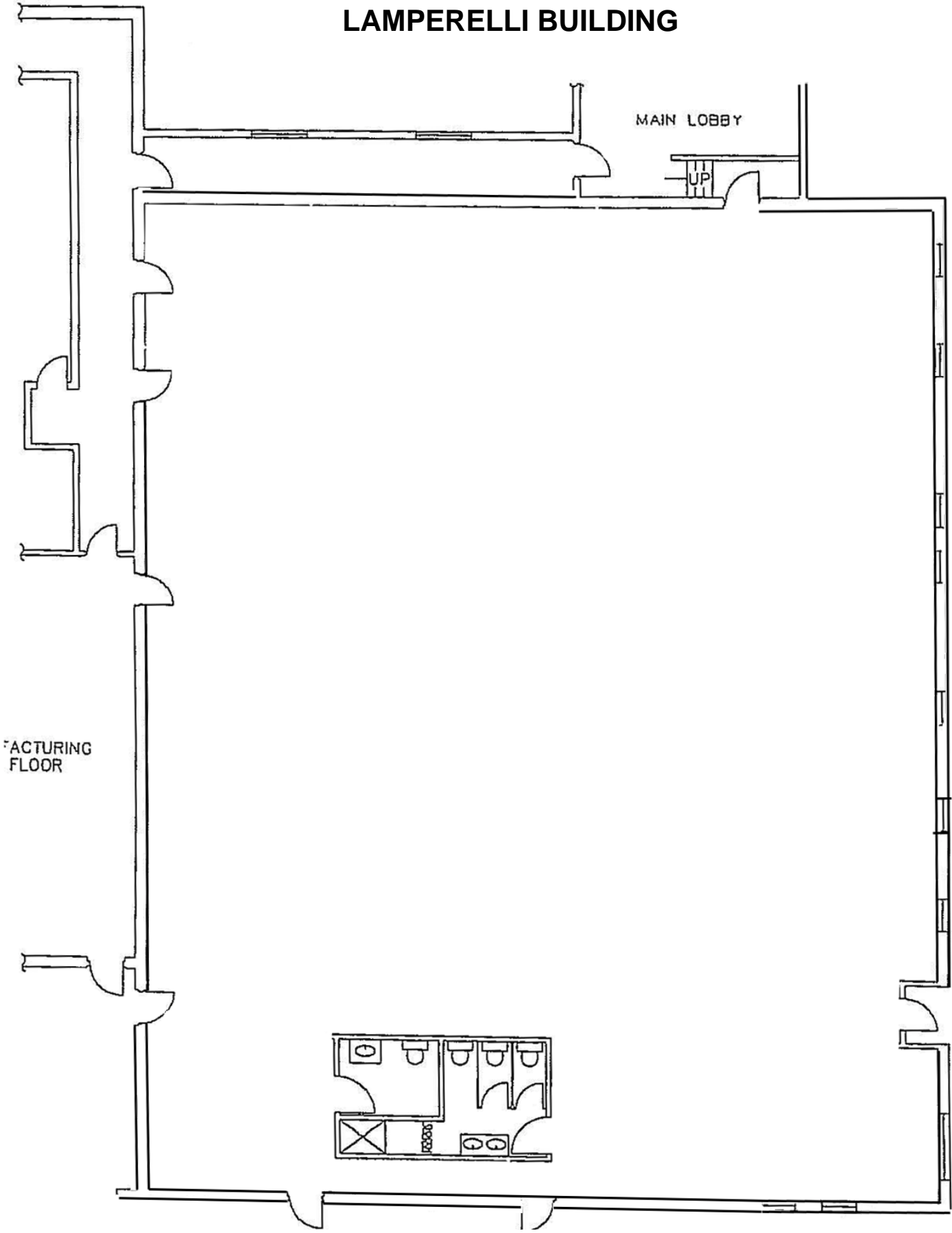
FOR SALE: ~~\$2,800,000~~ **\$1,900,000**

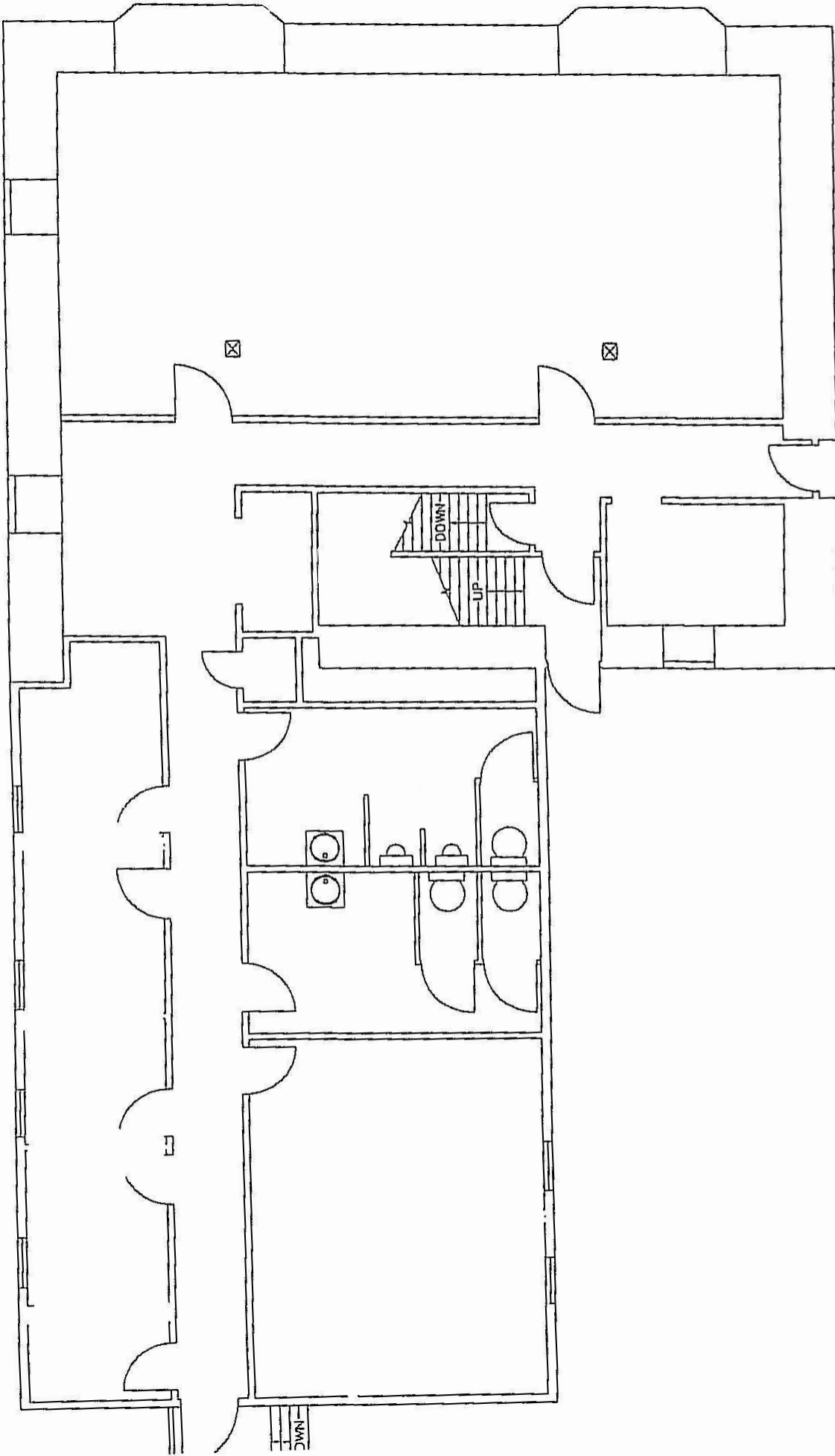
COMMENTS: Office buildings on Thames River near Shaw’s Cove Office Park.

FOR MORE DETAILED INFORMATION CONTACT:

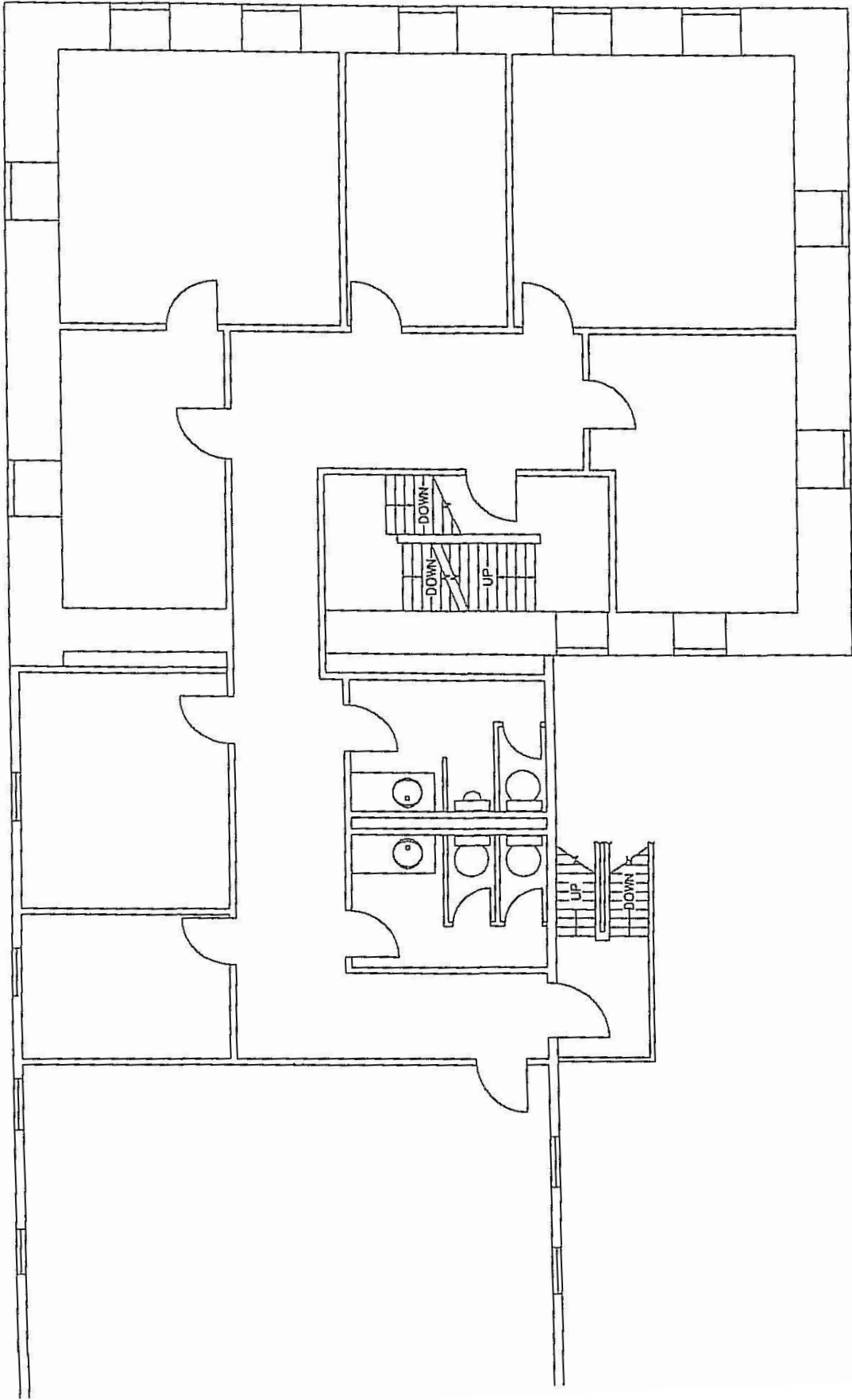
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(860) 460-0255 Cell
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ENGINEERING BUILDING 1ST FLOOR LAMPERELLI BUILDING

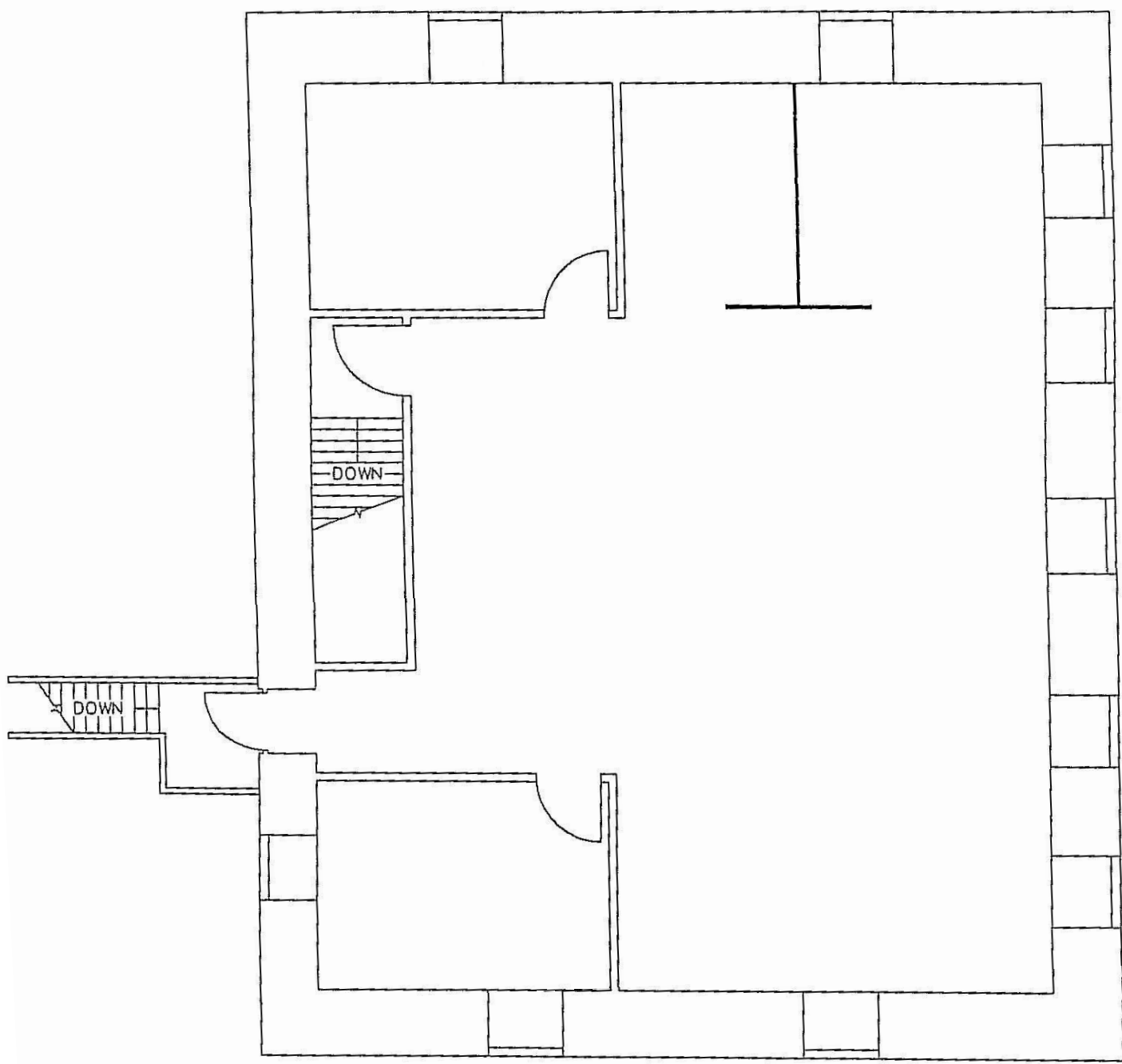




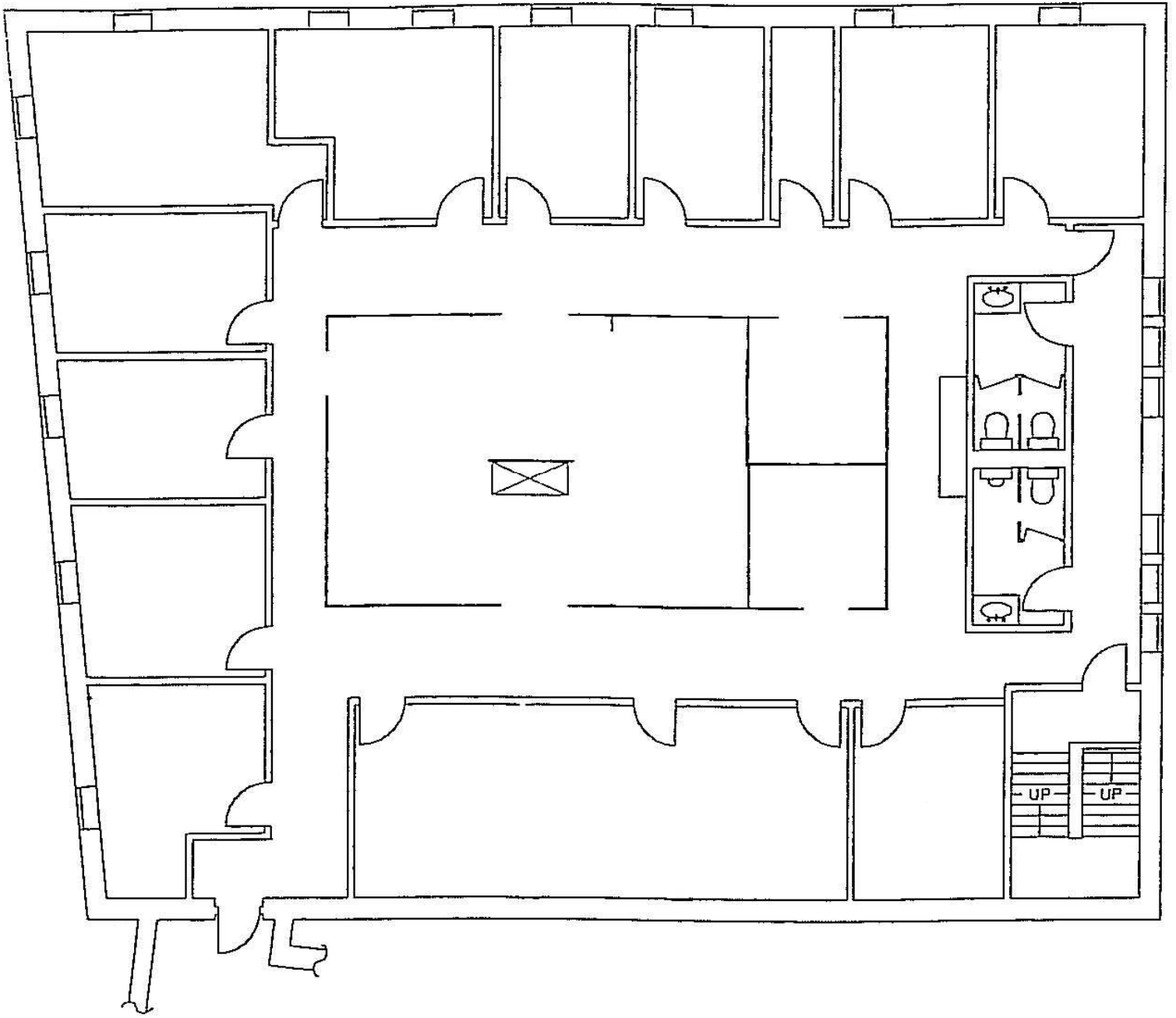
ADMIN BUILDING 1ST FLOOR
BENJAMIN BROWN BUILDING
2,300 sq ft



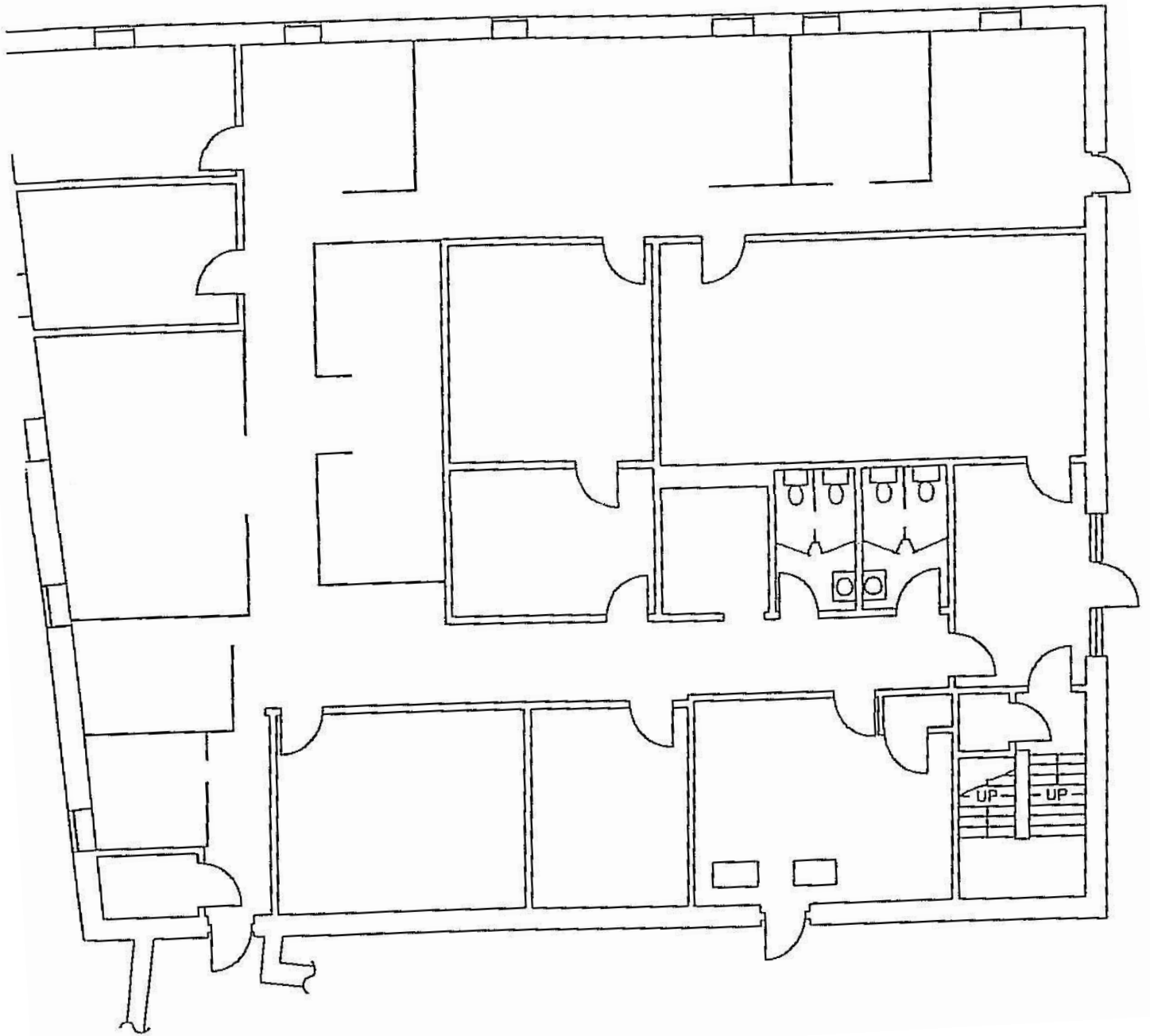
ADMIN BUILDING 2ND FLOOR
BENJAMIN BROWN BUILDING
2,300 sq



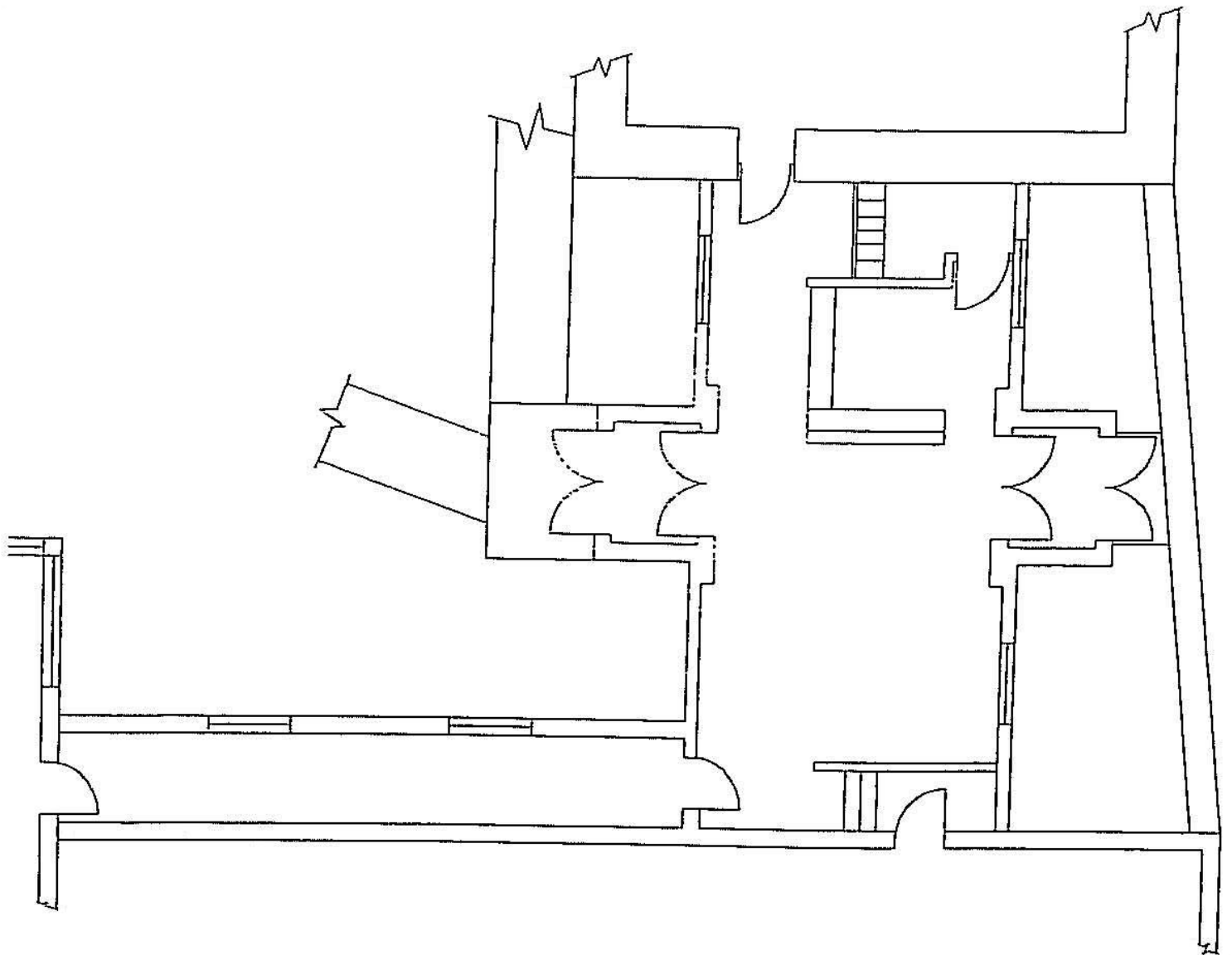
ADMIN BUILDING 3RD FLOOR
BENJAMIN BROWN BUILDING
1,300 sq ft



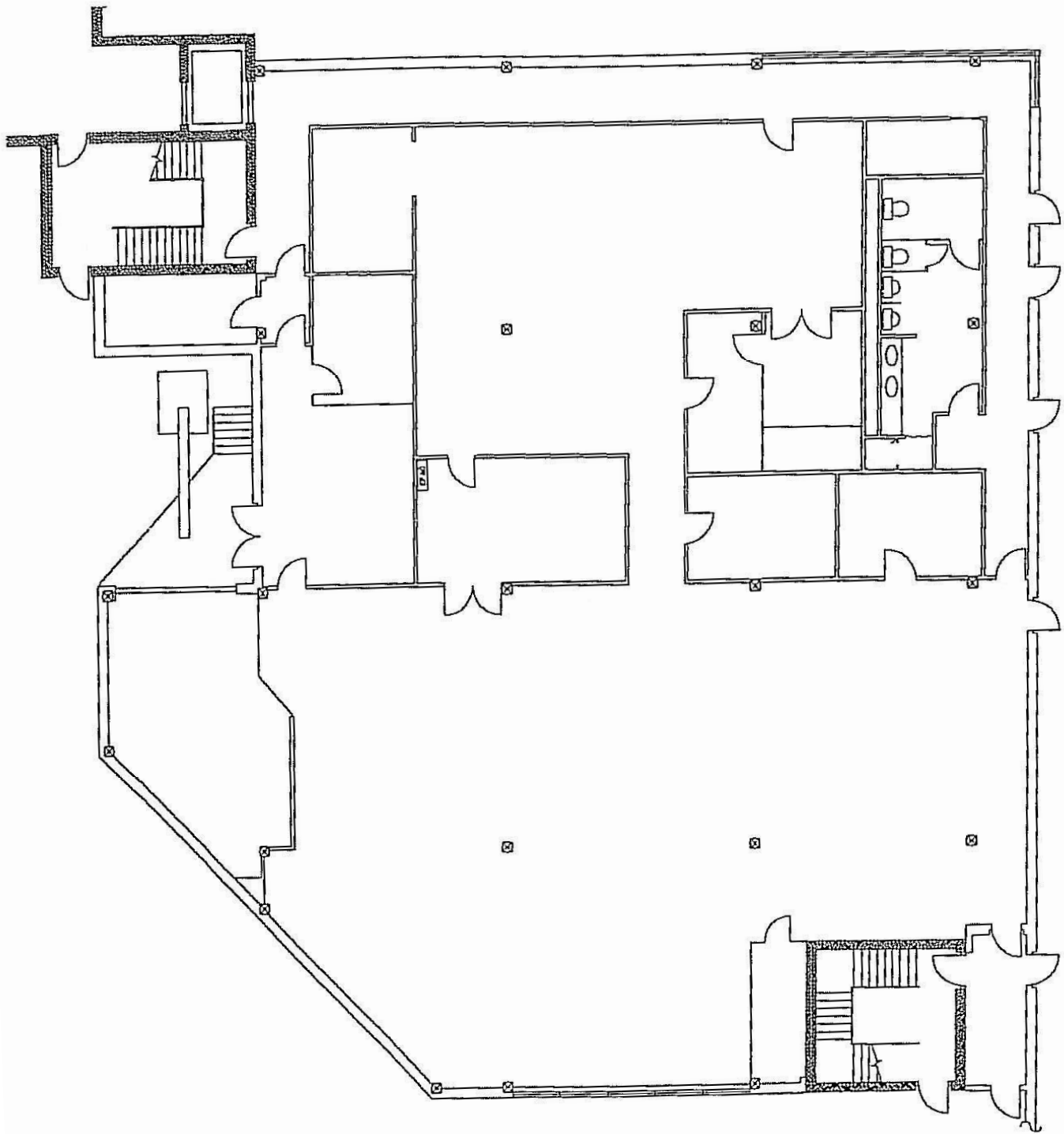
RED BRICK BUILDING 2ND FLOOR
PUBS BUILDING
4,666 Ø



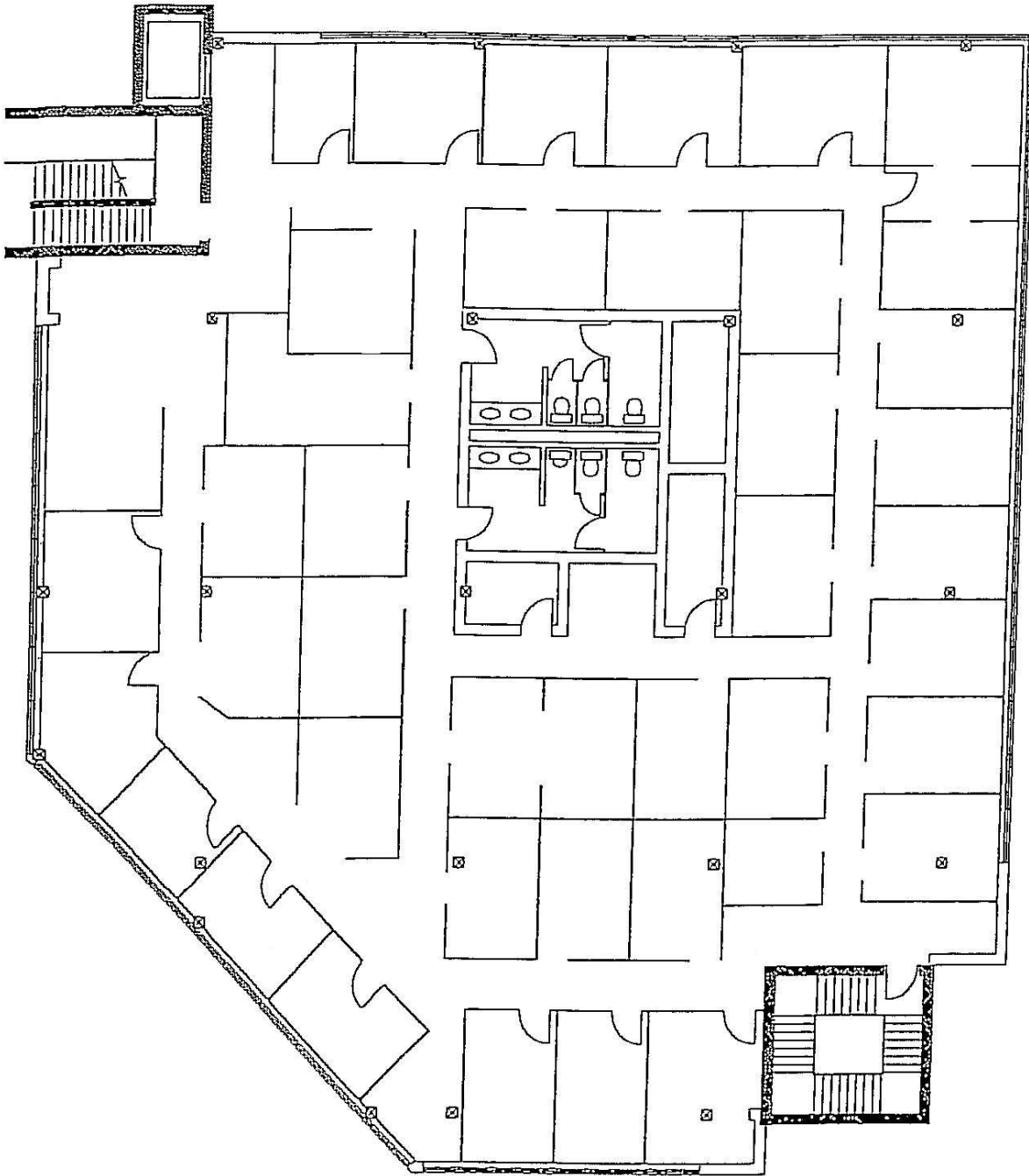
RED BRICK BUILDING 1ST FLOOR
PUBS BUILDING
4,666 Ø



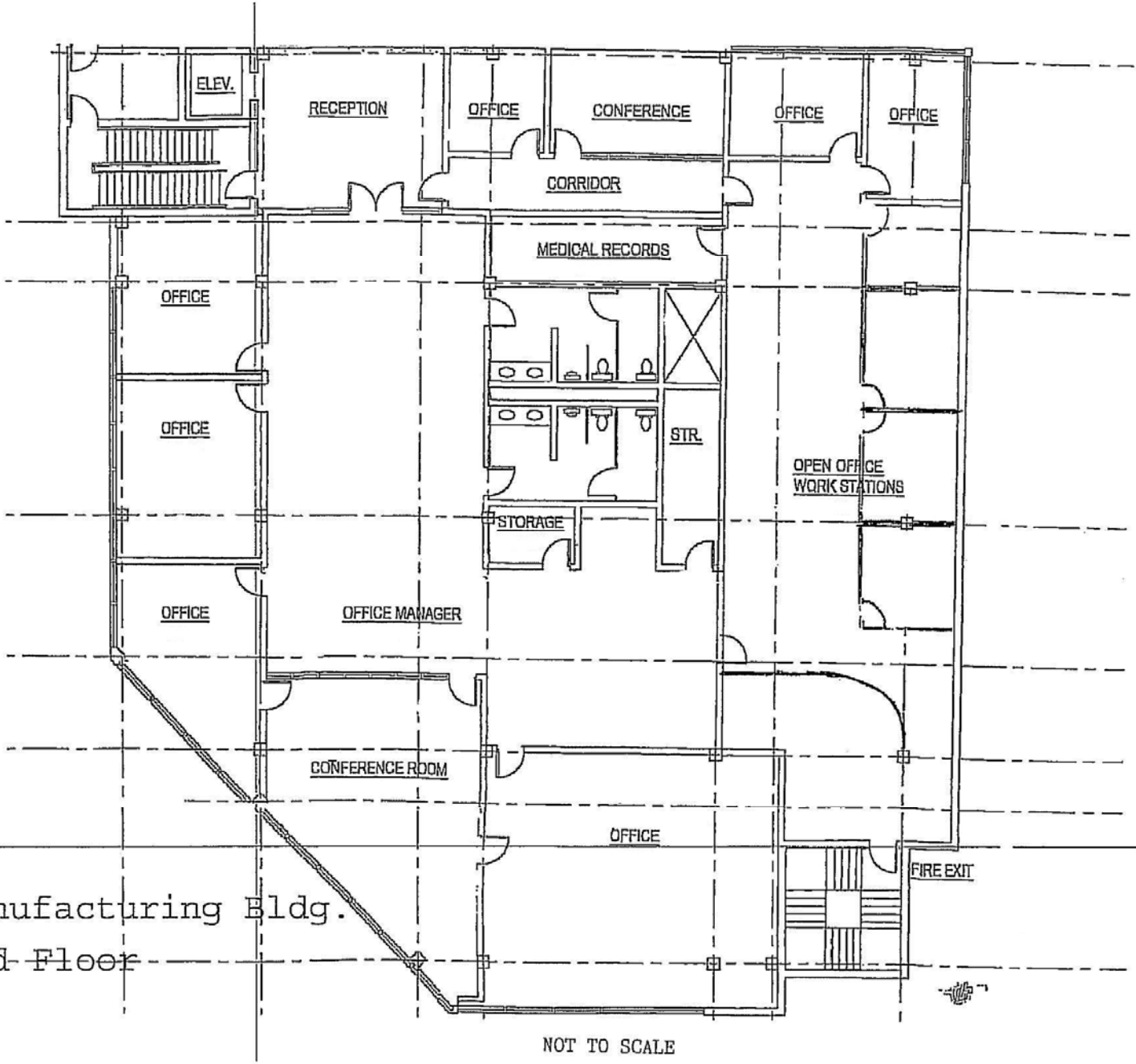
MAIN LOBBY
PHASE II .CONNECTOR, RECEPTION
966 ∅



MANUFACTURING BUILDING 1ST FLOOR
NEW ADDITION
8,370 sq



MANUFACTURING BUILDING 3RD FLOOR
NEW ADDITION
9,120 sq



Manufacturing Bldg.
3rd Floor

NOT TO SCALE

