

# FOR LEASE

One Montauk Avenue, New London



- ◆ 3,737 +/- Rentable SF on Top Floor
- ◆ Class A Office Space
- ◆ Located in Busy Downtown
- ◆ Handicap-access
- ◆ Ample Parking
- ◆ Elevator

\$16/SF Gross Plus Janitorial

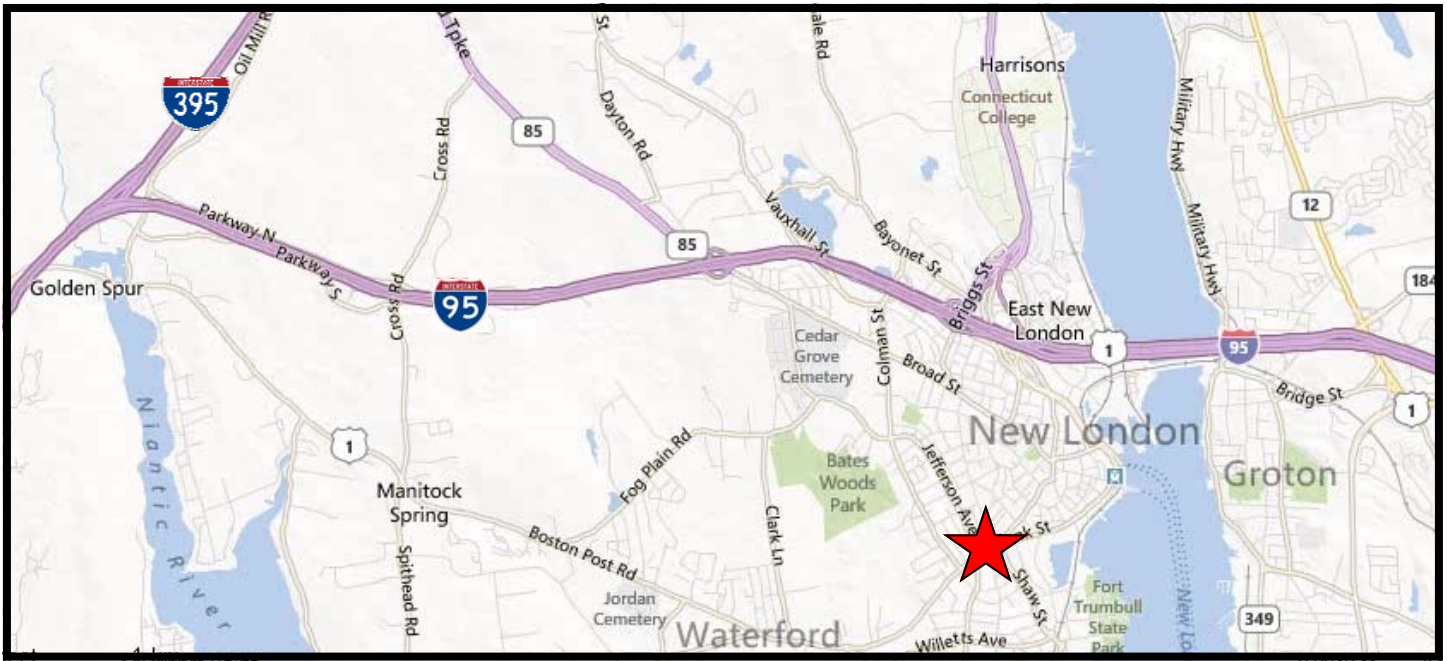


## PEQUOT COMMERCIAL

*Eastern Connecticut and Western Rhode Island's Preferred REALTORS*

John Jensen, SIOR  
860-447-9570 x131 • [jjensen@pequotcommercial.com](mailto:jjensen@pequotcommercial.com)



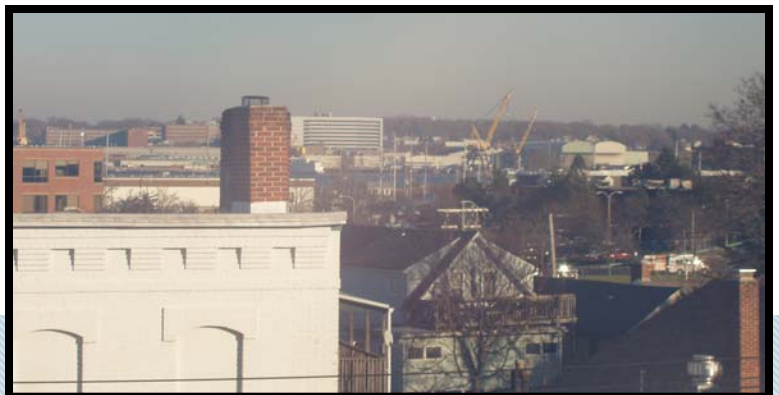


### **PROPERTY DESCRIPTION:**

18,756 SF Building located on the corner of Montauk Ave and Bank Street in the heart of Downtown New London. 3,737+/- Rentable SF of Class "A" office space: Top floor, perimeter offices with open floor area for work stations, reception area, conference room etc. Handicap access and on/off street parking. Come join Chelsea Groton Bank in this prime New London office building.

### **ADDITIONAL INFORMATION:**

Traffic Count: 15,000, Daily Average  
Zoning: C-1  
Utilities: Municipal Water & Sewer  
Building Age: 2003





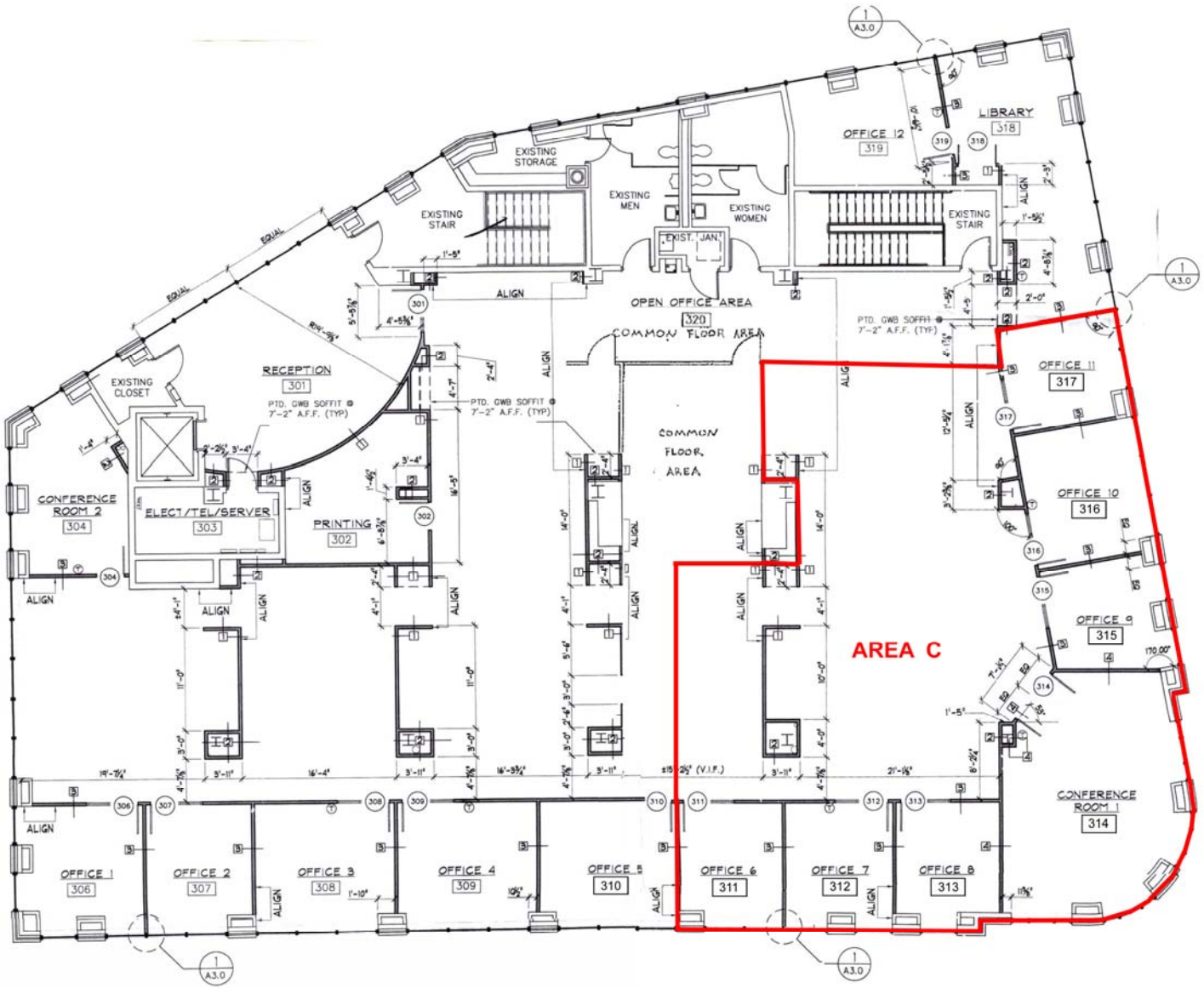


Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



# Proposed Upper Floor Plan

3,737sf



2 PROPOSED UPPER LEVEL FLOOR PLAN  
A1.0 1/8" = 1'-0"

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