

FOR LEASE

THREE FLOORS OF OFFICE SPACE

FOR LEASE

NNN + utilities
per any floor

Entire Building
\$9/sf

Lower Level
\$8/sf

Main Level
\$12/sf

Upper Level
\$10/sf



100 Fort Hill Rd., Groton, CT 06340

Heather Gianacoplos
heatherg@pequotcommercial.com

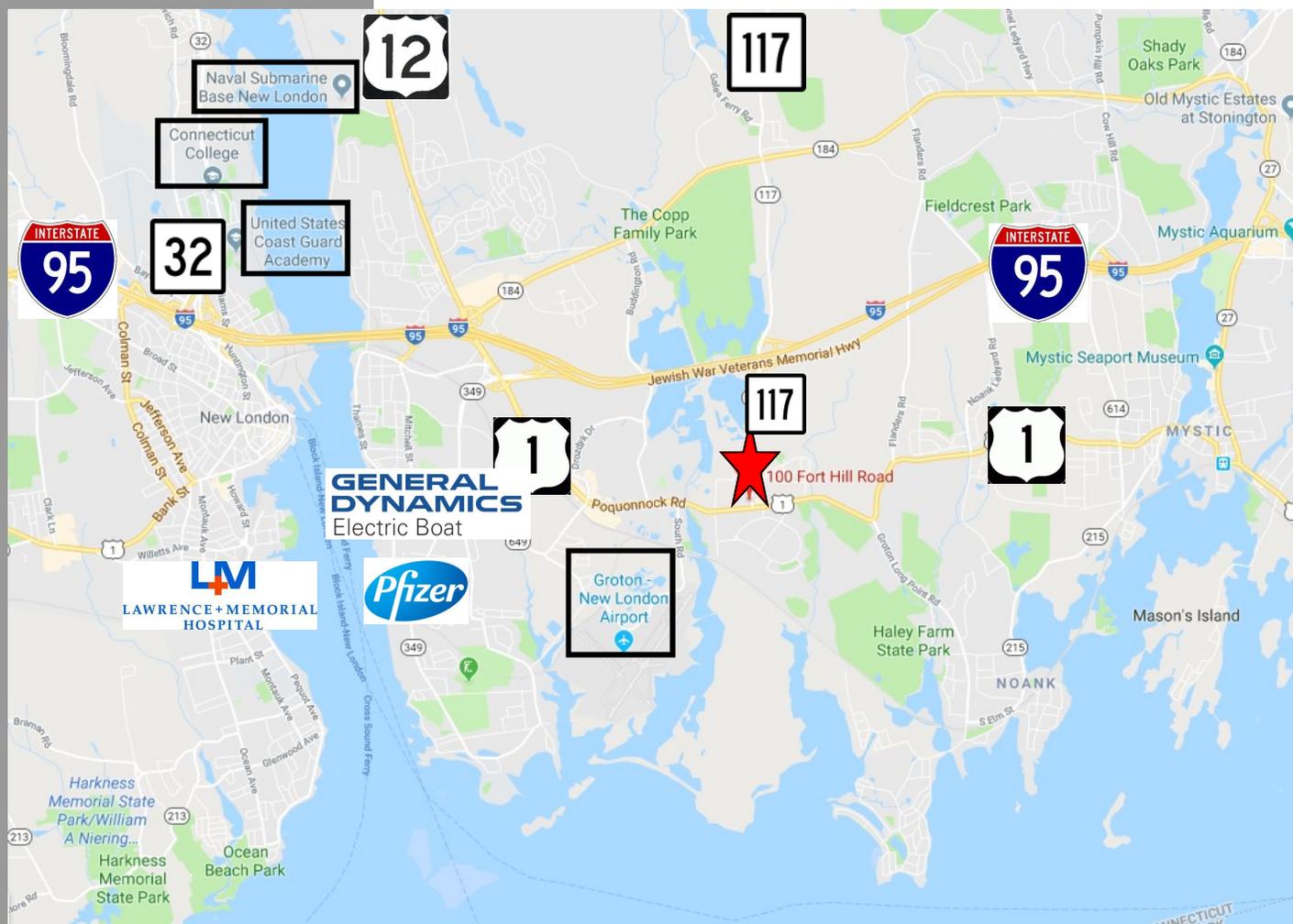
Judy Walsh
jwalsh@pequotcommercial.com

**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153

- > Offices available Per Floor
 - Entire building 3 floors 14,731 sf total \$9/sf NNN + utilities
 - Lower Level 4,858 sf total \$8/sf NNN + utilities
 - Main Level 4,707 sf total \$12/sf NNN + utilities
 - Upper Level 5,015 sf total \$10/sf NNN + utilities
- > 0.98 Acre; 475' Road frontage (Routes 117 + 1)
- > Handicap accessible to Main level only
- > Zone MVC—Mixed Use Village Center
- > Heat pumps; Central A/C; Public Water/Sewer; Public gas in street
- > 68 Parking spaces
- > 13,500 Daily Average Traffic Counts



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	29,636	72,336	135,797
Total Households	13,273	30,082	57,166
Household Income \$0—\$30,000	21.16%	24.62%	19.69%
\$30,001-\$60,000	23.51%	23.95%	23.53%
\$60,001-\$100,000	25.62%	22.83%	23.47%
\$100,001+	29.71%	28.61%	33.32%



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

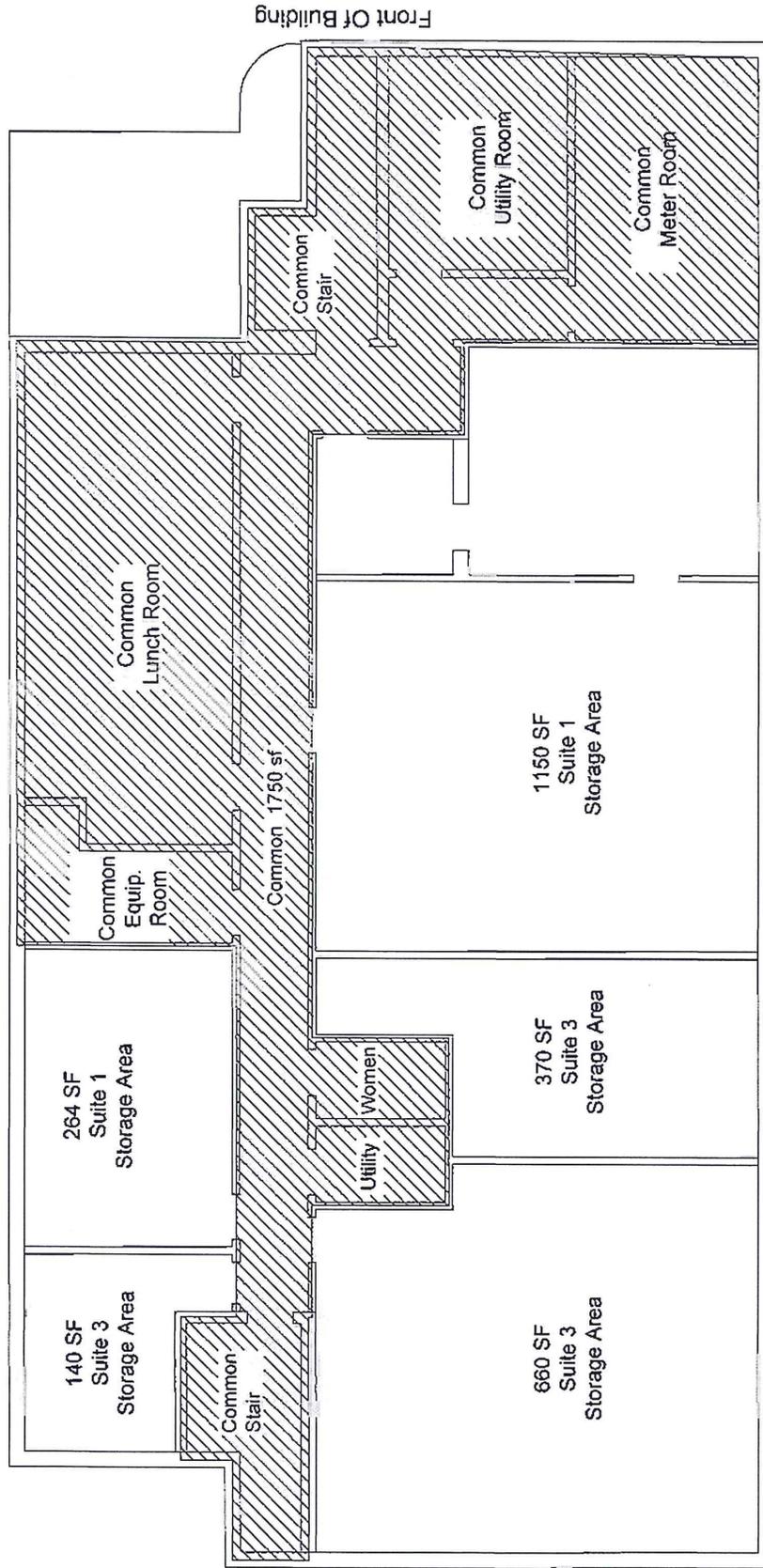
INDIVIDUAL OFFICES



SHARED SPACES



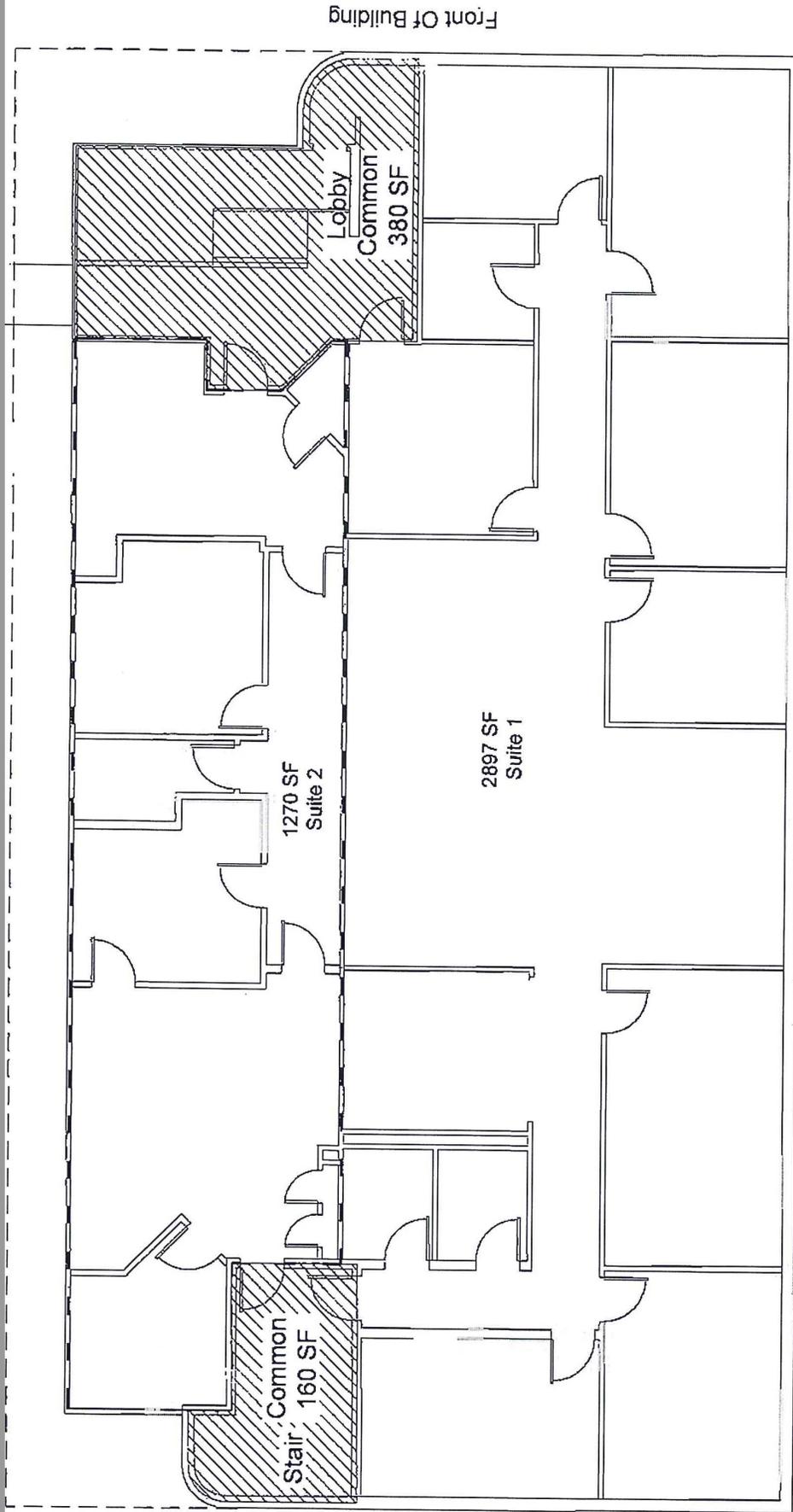
LOWER LEVEL



Basement Floor Rental Area

Suite 1 Storage	1335 SF
Suite 3 Storage	1170 SF
Common Area	1750 SF
Total	4858 SF

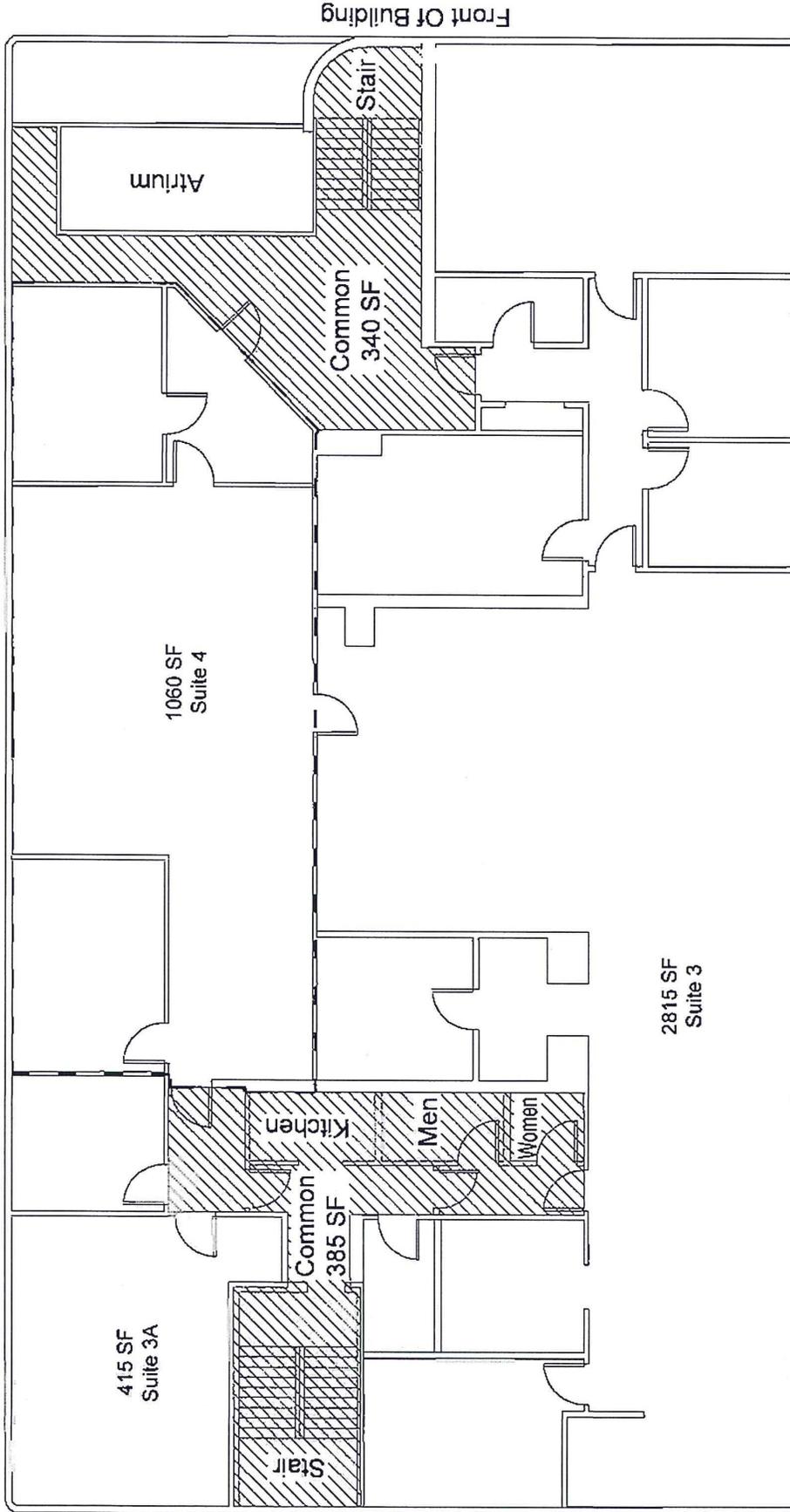
MAIN LEVEL



First Floor Rental Area

Suite 1	2897 SF
Suite 2	1270 SF
Common Area	540 SF
Total	4707 SF

UPPER LEVEL



Second Floor Rental Area

Suite 3	2815 SF
Suite 3A	415 SF
Suite 4	1060 SF
Common Area	725 SF
Total	5015 SF