

**Available  
For Lease**

## **Office Suites Uncasville, Connecticut**



- Professional Class A Office Space
- New in 2009
- Central To New London/Norwich on Busy Route 32
- No CAM Charges

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**LONDREGAN**  
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## Office Suites

- ADDRESS:** 80 Norwich-New London Turnpike (Route 32)
- PROXIMITY:** On busy Route 32; close to I-395, Backus Hospital, L&M Hospital, Mohegan Sun Casino, Norwich and New London.
- AVAILABLE:** 20,000 SF
- DESCRIPTION:** Brand new professional office buildings. Anchor tenant is Backus Hospital
- FRONTAGE:** 200 Feet on State Route 32
- BUILDING AGE:** 2009
- FEATURES:**
- New Class A space
  - Ceramic-tiled foyers
  - Ample parking
  - Sized to suit tenant
  - Elevated building
  - Great signage
- PARKING:** 112 spaces
- TRAFFIC COUNT:** 11,000 Average Daily Traffic
- DEMOGRAPHICS:**
- |                          | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------------|---------------|----------------|----------------|
| Total Population:        | 3,130         | 15,734         | 45,956         |
| Total Households:        | 812           | 6,093          | 16,333         |
| Median Household Income: | \$60,195      | \$72,190       | \$64,387       |
| Daytime Population:      | 2,906         | 12,118         | 38,311         |
- UTILITIES:** Electric heat/heat pump with central air conditioning.
- ZONING:** C-1 - Commercial
- TAXES:** No triple net; no CAM charges
- FOR LEASE:** \$20/SF. Gross includes all common area maintenance.

### FOR MORE INFORMATION CONTACT

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### BROKERS PARTICIPATION INVITED

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