

# 1st & 2nd FLOOR OFFICE SPACE FOR LEASE 15 LIBERTY WAY, NIANTIC (EAST LYME), CT

9,400 SF Available  
1,400 SF Minimum  
\$8/SF NNN

Office - Medical Office - R&D  
Executive Suites - Call Center  
Sprinklered



## PEQUOT COMMERCIAL

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

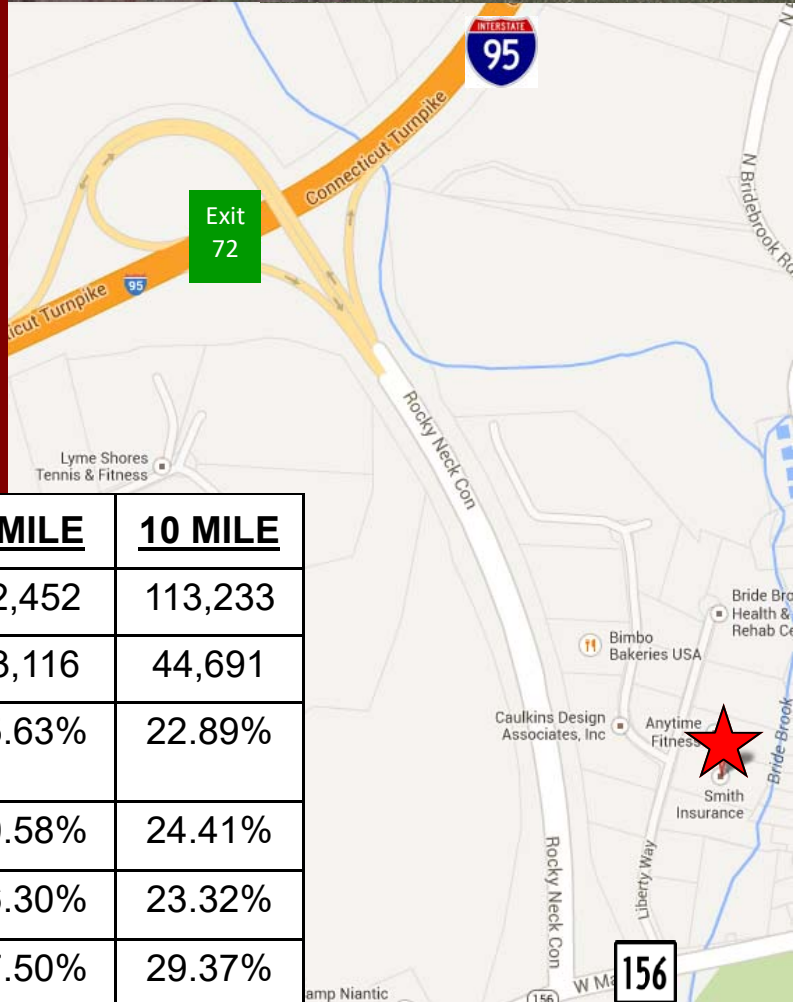
John Jensen, SIOR  
jjensen@pequotcommercial.com

**860-447-9570**

# 15 LIBERTY WAY, NIANTIC (EAST LYME), CT



**3 Story Building**  
**Year Built: 1987**  
**Building Class: B**  
**Acres: 1.78**  
**Total SF Building: 24,000**  
**Elevator & Kitchen**

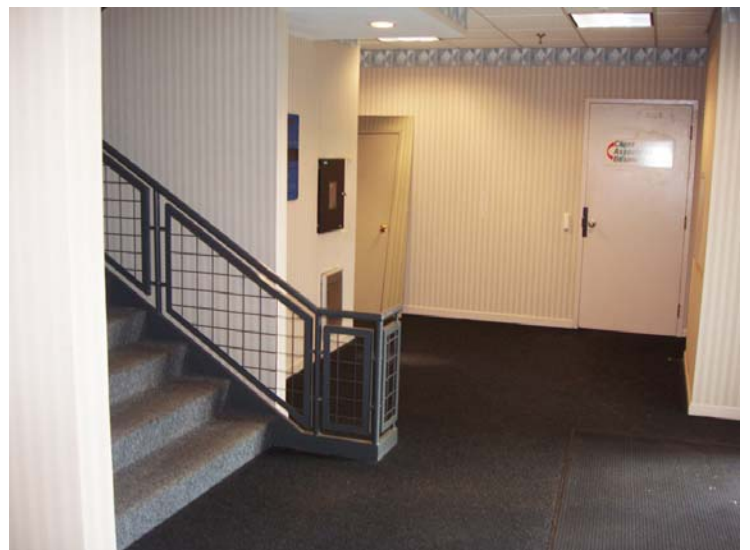
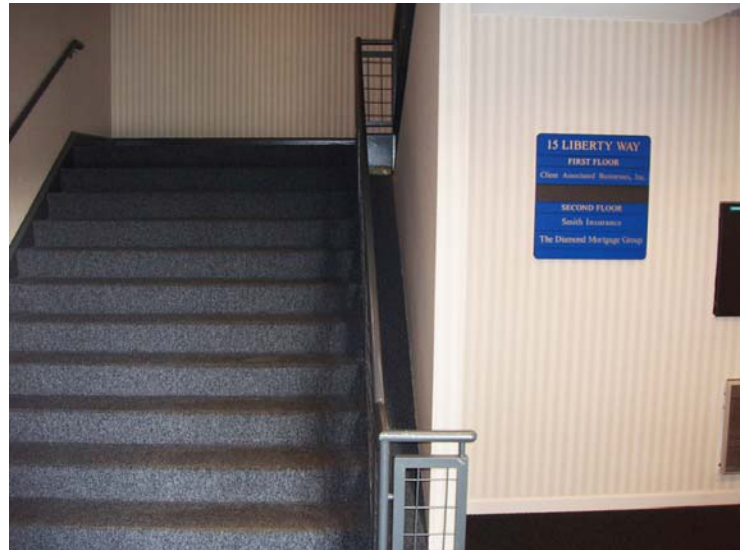
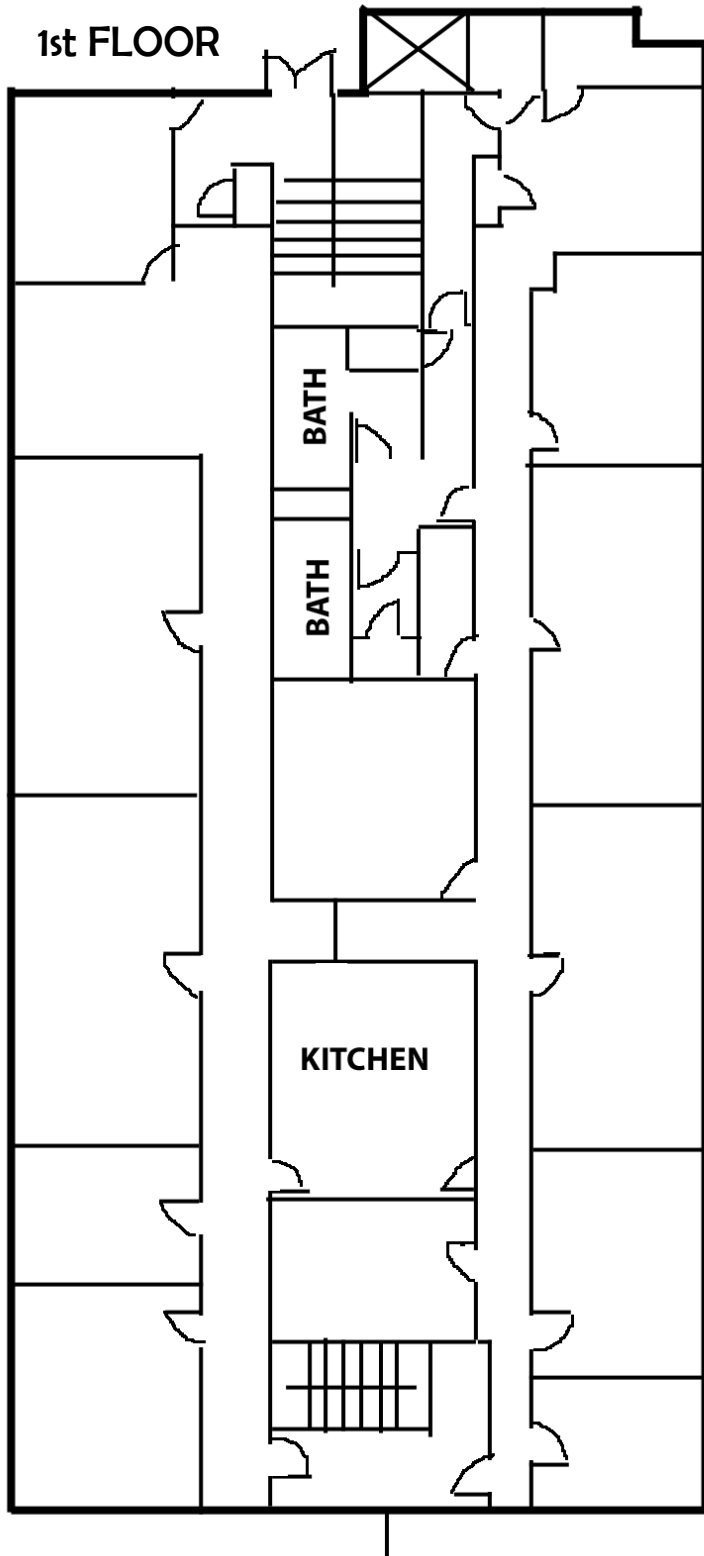


<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	15,447	32,452	113,233
<b>Total Households</b>	5,921	13,116	44,691
<b>Household Income:</b> <b>\$0—\$30,000</b>	15.87%	15.63%	22.89%
<b>\$30,001-\$60,000</b>	21.33%	20.58%	24.41%
<b>\$60,001-\$100,000</b>	26.13%	26.30%	23.32%
<b>\$100,001+</b>	36.67%	37.50%	29.37%



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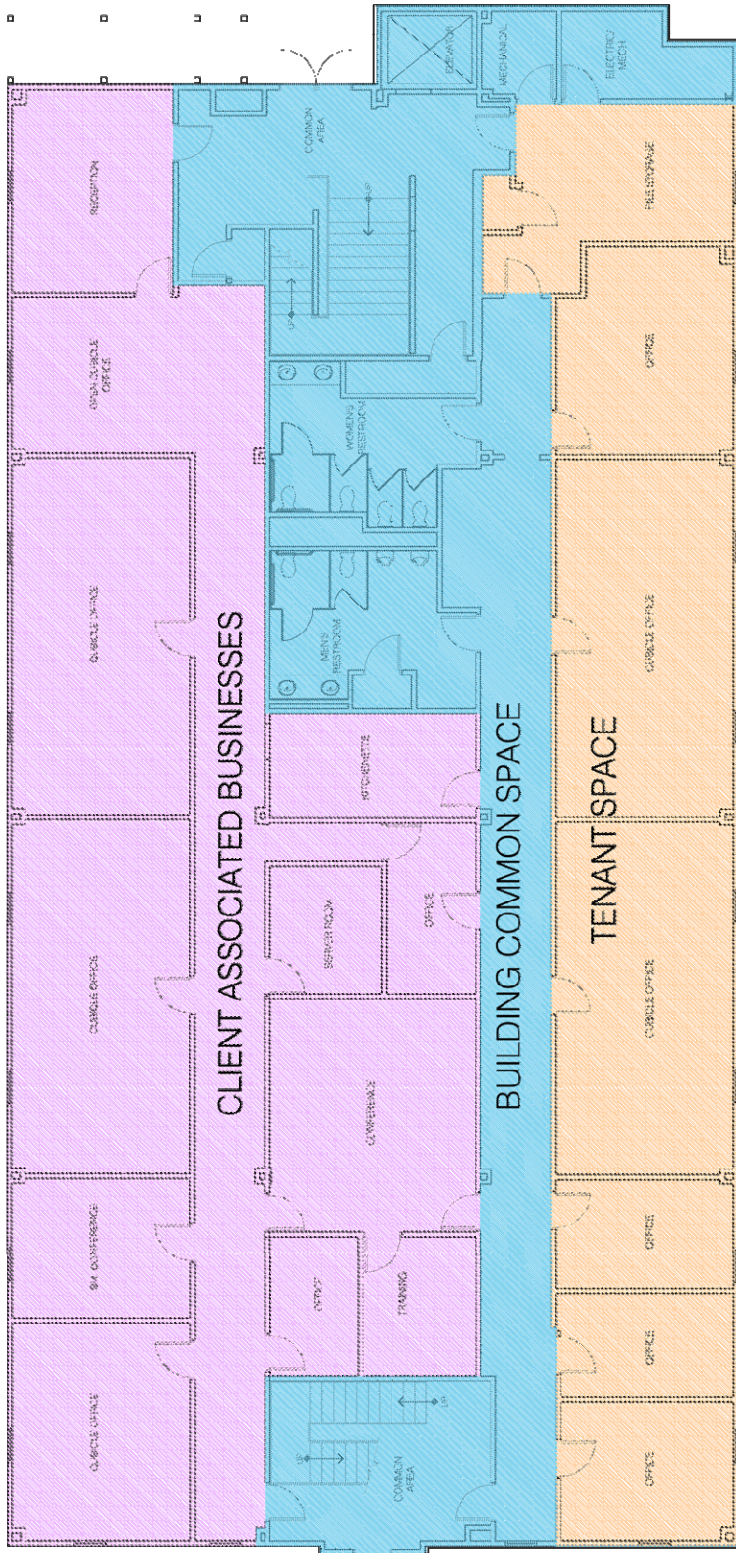


# 15 LIBERTY WAY, NIANTIC (EAST LYME), CT



# 15 LIBERTY WAY, NIANTIC (EAST LYME), CT

-  BUILDING COMMON SPACE  
2,337 SF
-  CLIENT ASSOCIATED BUSINESSES  
3,722 SF
-  TENANT SPACE  
2,081 SF



15 LIBERTY WAY  
FIRST FLOOR PLAN

# 15 LIBERTY WAY, NIANTIC (EAST LYME), CT

- BUILDING COMMON SPACE**  
932 SF
- DIAMOND MORTGAGE**  
1,165 SF
- SMITH INSURANCE**  
7,125 SF



15 LIBERTY WAY  
SECOND FLOOR PLAN