

PROFESSIONAL OFFICE BUILDING FOR SALE 15 LIBERTY WAY, NIANTIC (EAST LYME) CT

24,000 SF

Partially Owner Occupied
(can lease back)

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



\$2,400,000



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

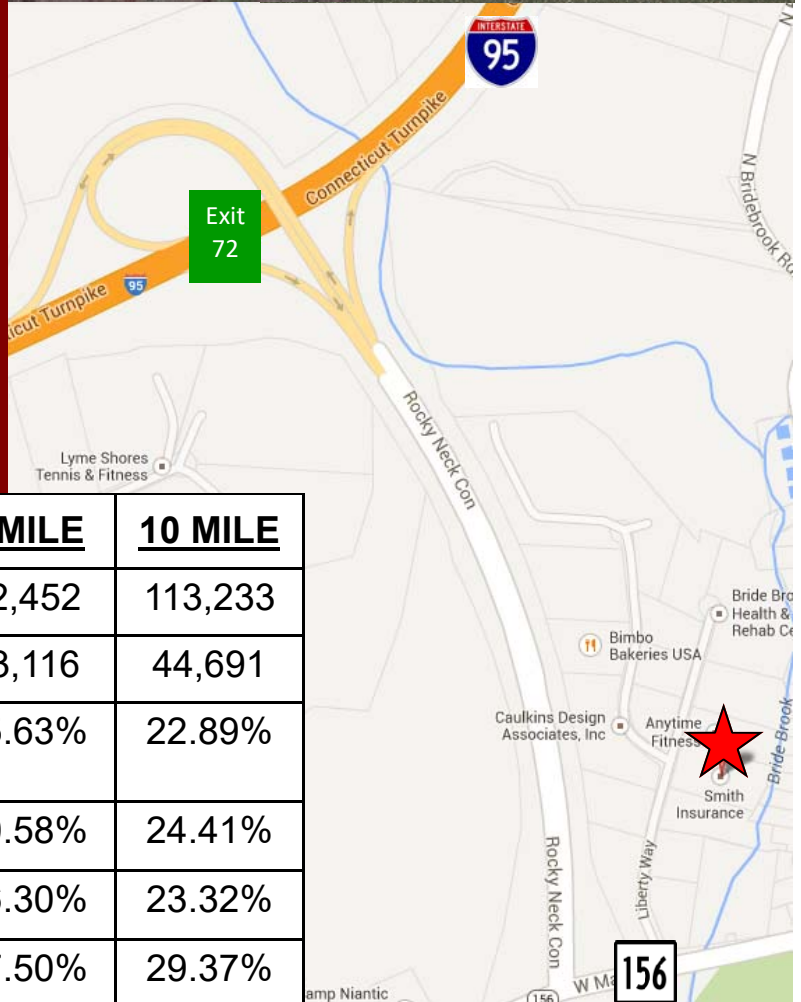
John Jensen, SIOR
jjensen@pequotcommercial.com

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

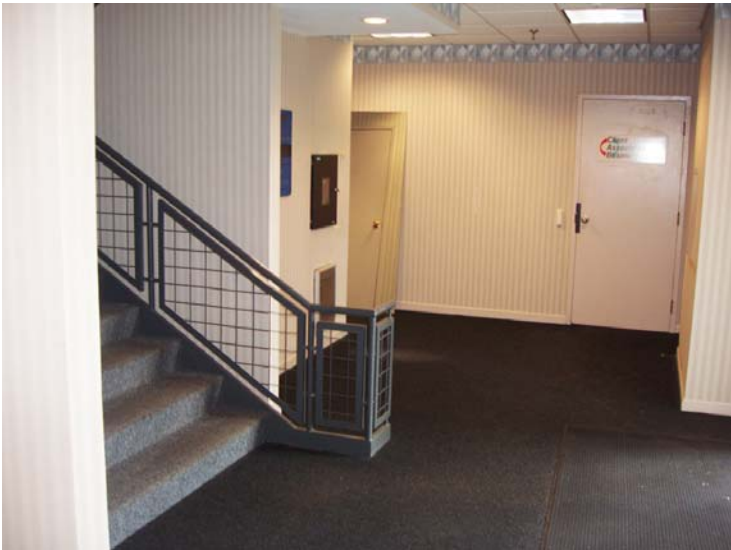
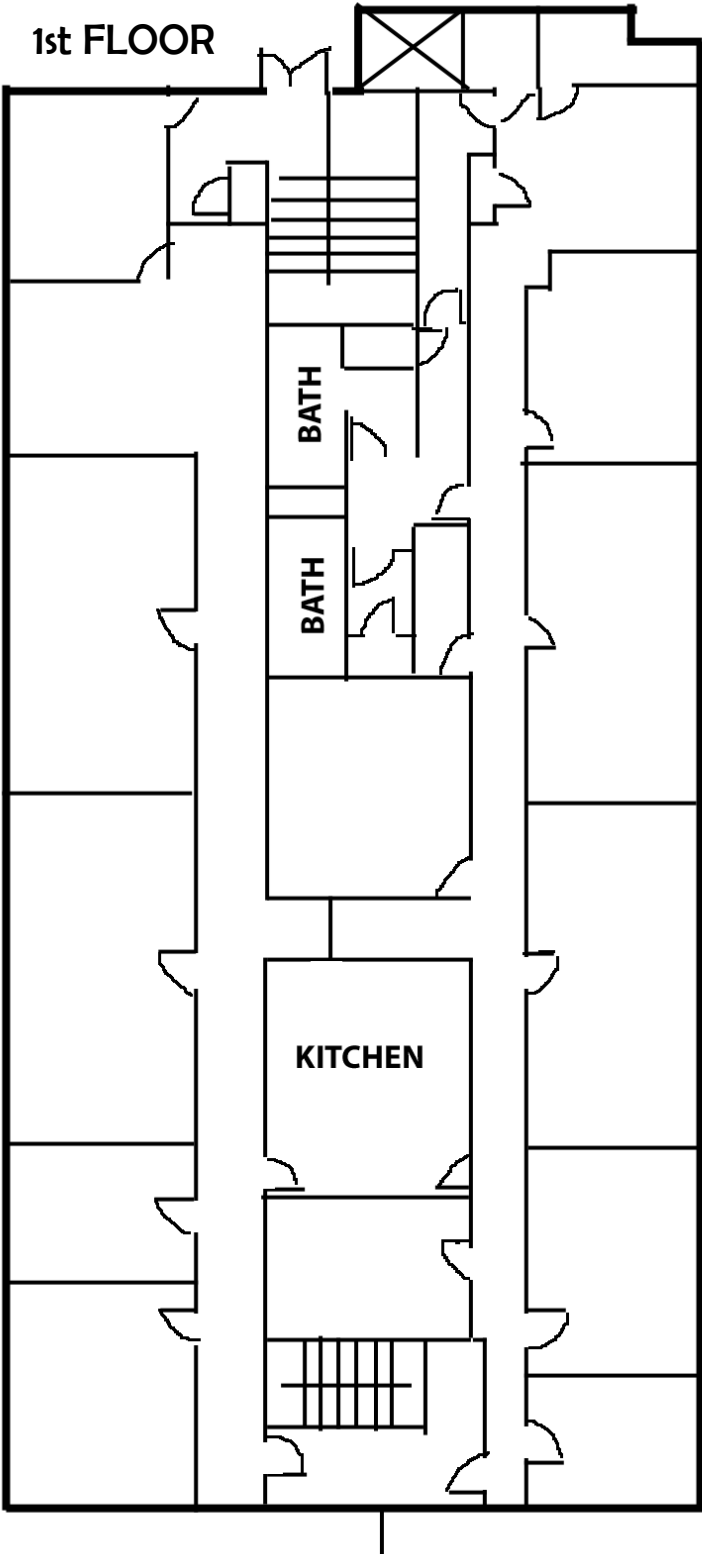


<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	15,447	32,452	113,233
Total Households	5,921	13,116	44,691
Household Income: \$0—\$30,000	15.87%	15.63%	22.89%
\$30,001-\$60,000	21.33%	20.58%	24.41%
\$60,001-\$100,000	26.13%	26.30%	23.32%
\$100,001+	36.67%	37.50%	29.37%

15 LIBERTY WAY, NIANTIC (EAST LYME), CT

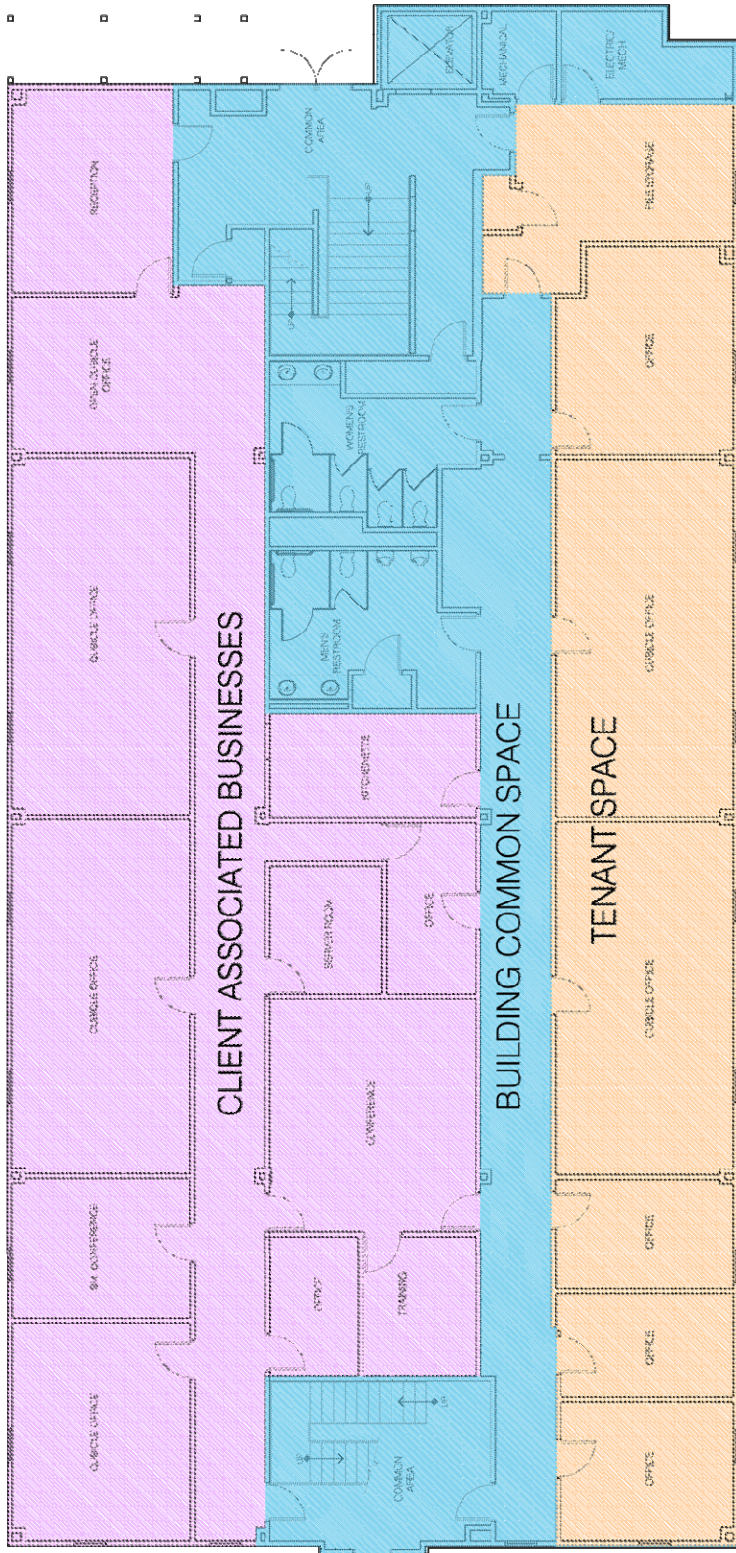


15 LIBERTY WAY, NIANTIC (EAST LYME), CT



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

READCO 15 LIBERTY

15 LIBERTY WAY
MANHATTAN, CT



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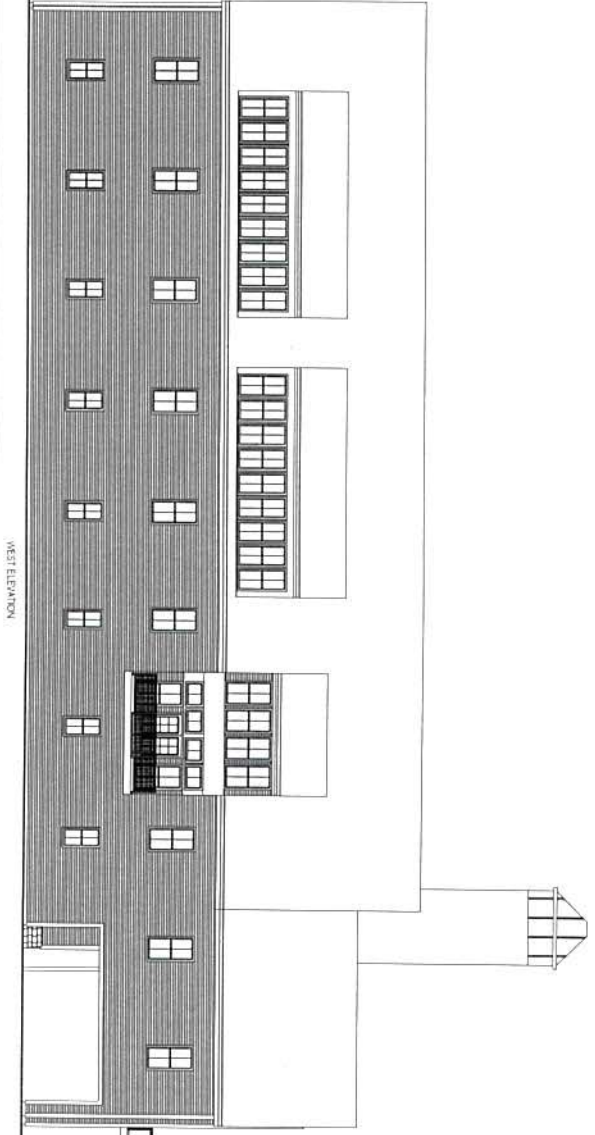
REVIEW

EXISTING
EAST & WEST
ELEVATIONS

PRELIMINARY

DATE:	01/11/2023
PROJECT:	15 LIBERTY WAY
SCALE:	1/8" = 1'-0"
DATE:	01/11/2023

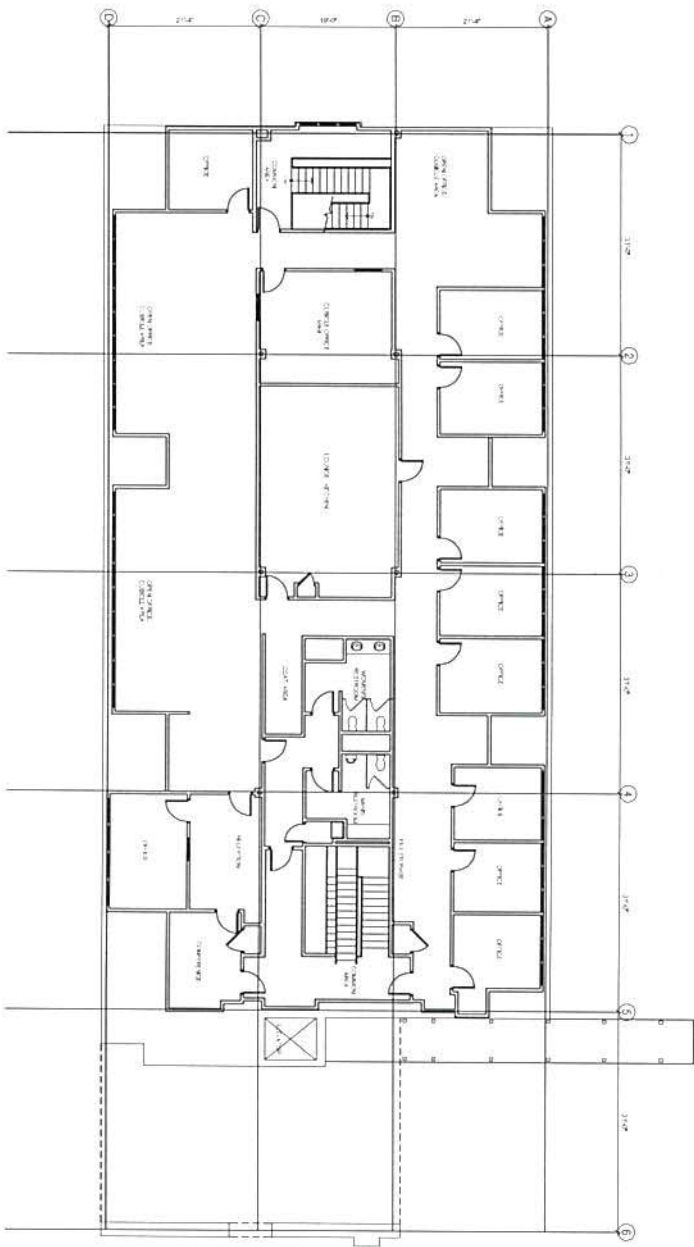
EX 2.2



WEST ELEVATION



EAST ELEVATION



READCO 15 LIBERTY

15 LIBERTY WAY
MANHATTAN, NY



6. The design team will provide a complete set of drawings for the proposed renovation of the existing third floor of the building. The design team will also provide a detailed schedule of work and a construction program. The design team will be responsible for all aspects of the design and construction of the project.

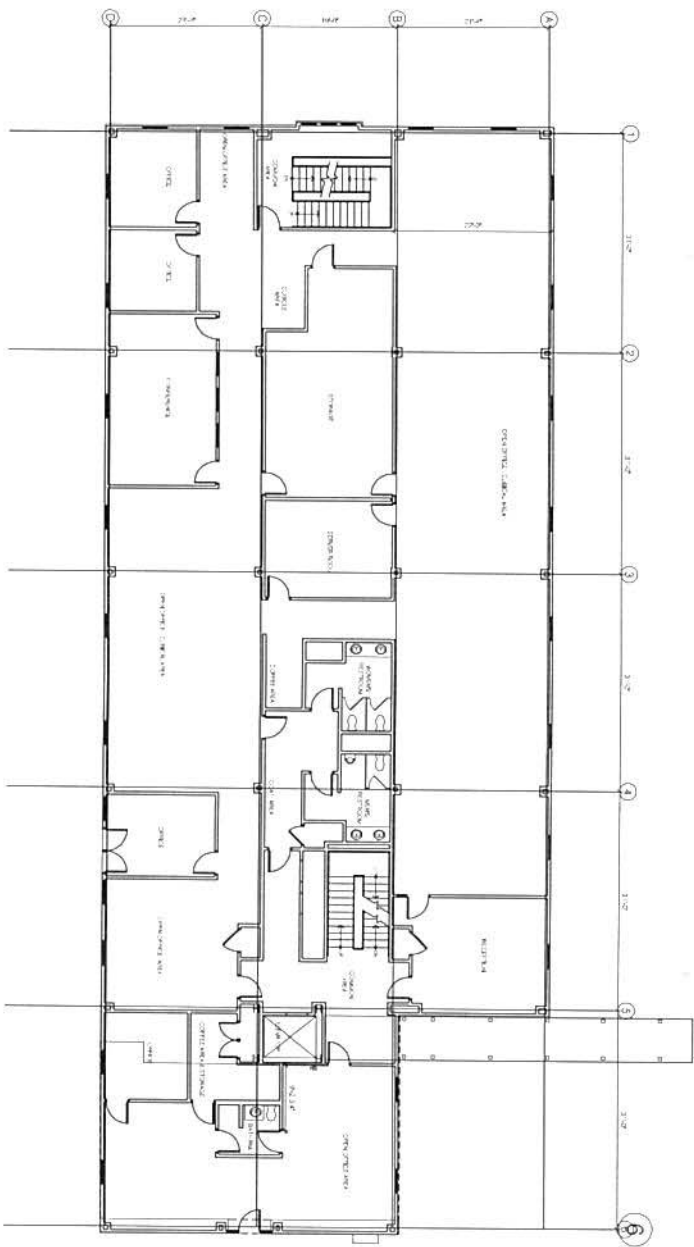
REVIEW

**EXISTING
THIRD FLOOR
PLAN**

PRELIMINARY

DATE	NO.	DESCRIPTION
10/15/2013	01	ISSUED FOR PERMIT
10/15/2013	02	REVISED
10/15/2013	03	REVISED
10/15/2013	04	REVISED

EX 1.3



READCO 15 LIBERTY

15 LIBERTY WAY
MIDDLETOWN, CT



REVIEW

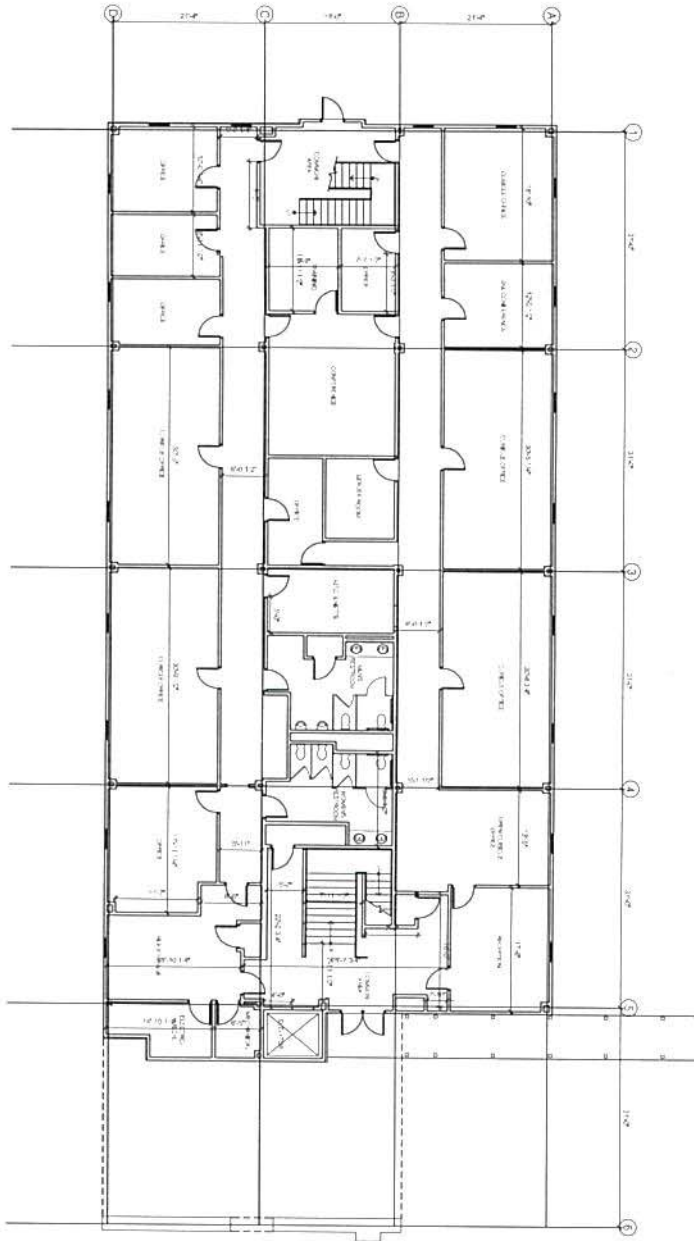
DATE: 08/11/2011

EXISTING
SECOND FLOOR
PLAN

PRELIMINARY

DATE:	08/11/2011
PROJECT:	15 LIBERTY WAY
CLIENT:	READCO
ARCHITECT:	POA
SCALE:	1/4" = 1'-0"
DESCRIPTION:	EXISTING SECOND FLOOR PLAN

EX 12



READCO 15 LIBERTY

15 LIBERTY AVE
MANTIC, CT



REVIEW

EXISTING
FIRST FLOOR
PLAN

PRELIMINARY

DATE	NO. OF SHEETS	TOTAL SHEETS
10/15/2011	1	1
DESIGNED BY	DATE	SCALE
ARCHITECT	10/15/2011	1/8" = 1'-0"
CHECKED BY	NO.	SCALE
10/15/2011	1	1/8" = 1'-0"
TITLE	EX1.1	