

FOR  
LEASE



# 12 CASCADE BOULEVARD

ORANGE, CONNECTICUT

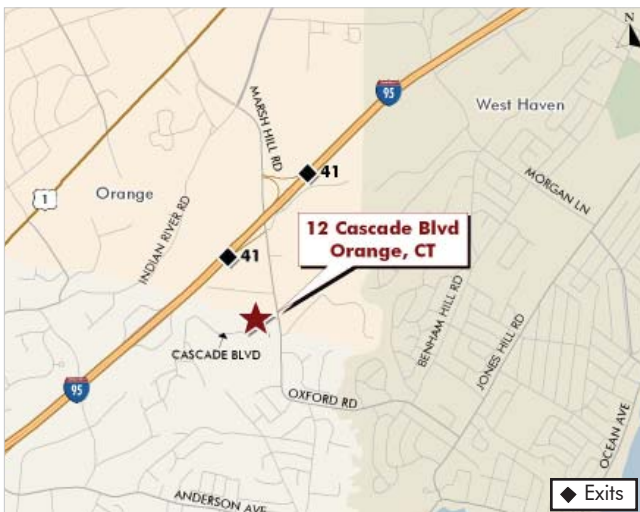


LIGHTHOUSE  
REAL ESTATE  
MANAGEMENT, LLC

*Navigation for Success*



CB Richard Ellis and Lighthouse Real Estate Management, LLC are pleased to offer two office suites at 12 Cascade Boulevard in Orange, CT.



<b>Gross Building Area:</b>	95,878 SF
<b>Office Space Available:</b>	4,243 SF to 13,558 SF - 2nd Floor
<b>Year Built:</b>	1987
<b>Land Area:</b>	4.80 acres
<b>Parking:</b>	135 spaces
<b>Location:</b>	I-95, Exit 41 near Yale University Campus
<b>Lease Rate:</b>	\$12.50 NNN
<b>Comments:</b>	There are two office suites available. One is 9,315 SF and the other is 4,243 SF both on the 2nd floor. Elevator access. Fiber optics.

FOR MORE  
INFORMATION  
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CONTACT

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**CBRE**  
CB RICHARD ELLIS

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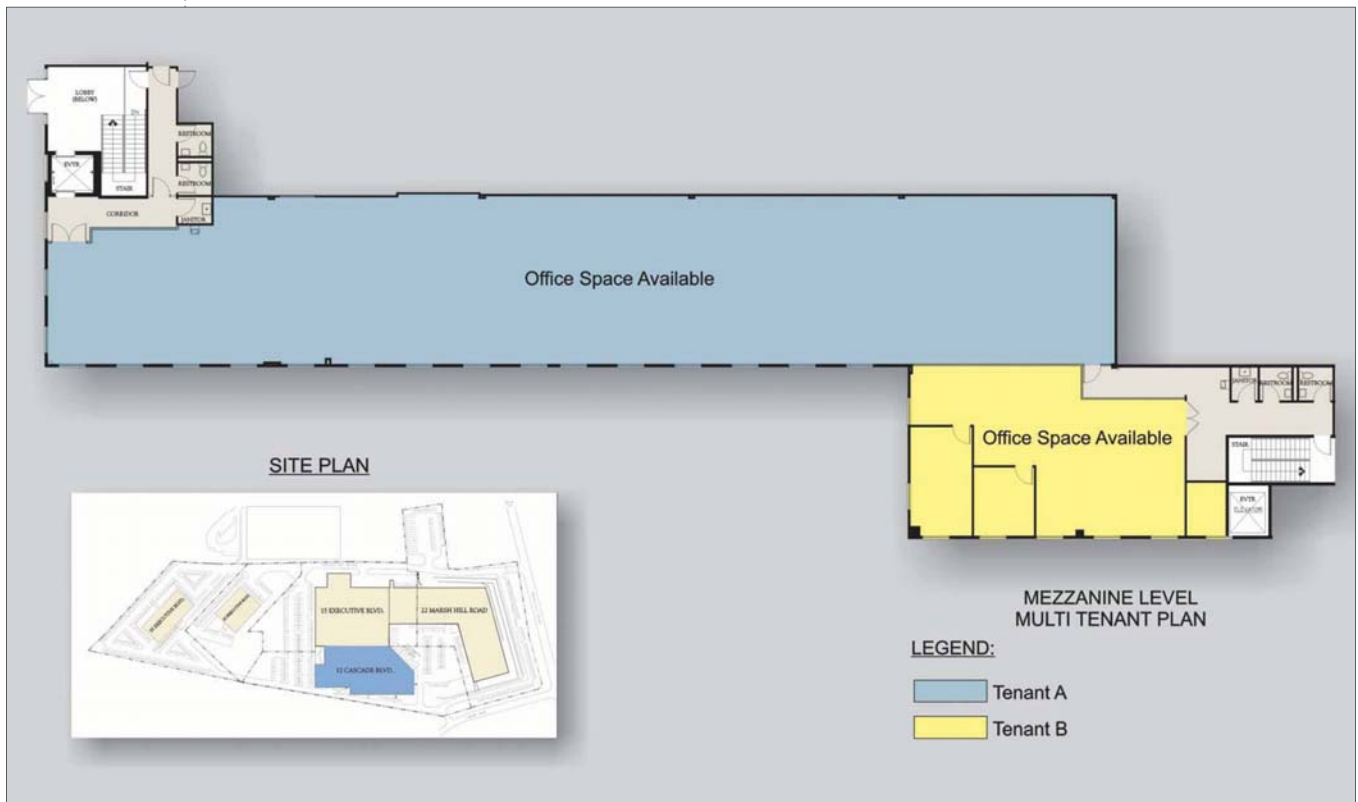
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