



COMMERCIAL

Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

90 Wall Street, Madison, CT 06443  
1,921± SF PROFESSIONAL OFFICE SPACE

LEASE RATE: \$25/SF NNN

## HIGHLIGHTS

- Meticulously Managed Complex
- 1,921± SF Professional Office Space
- High-End Office Finishes
- Central Air Throughout
- Clean & Functional Layout
- Ample Parking in Lighted Parking Lot
- Steps Away from Madison's Downtown Area
- Immediate Access to Both Route 1 & I-95

Will Braun,    
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

Nick Leone  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046  
 2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882  
 Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882  
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

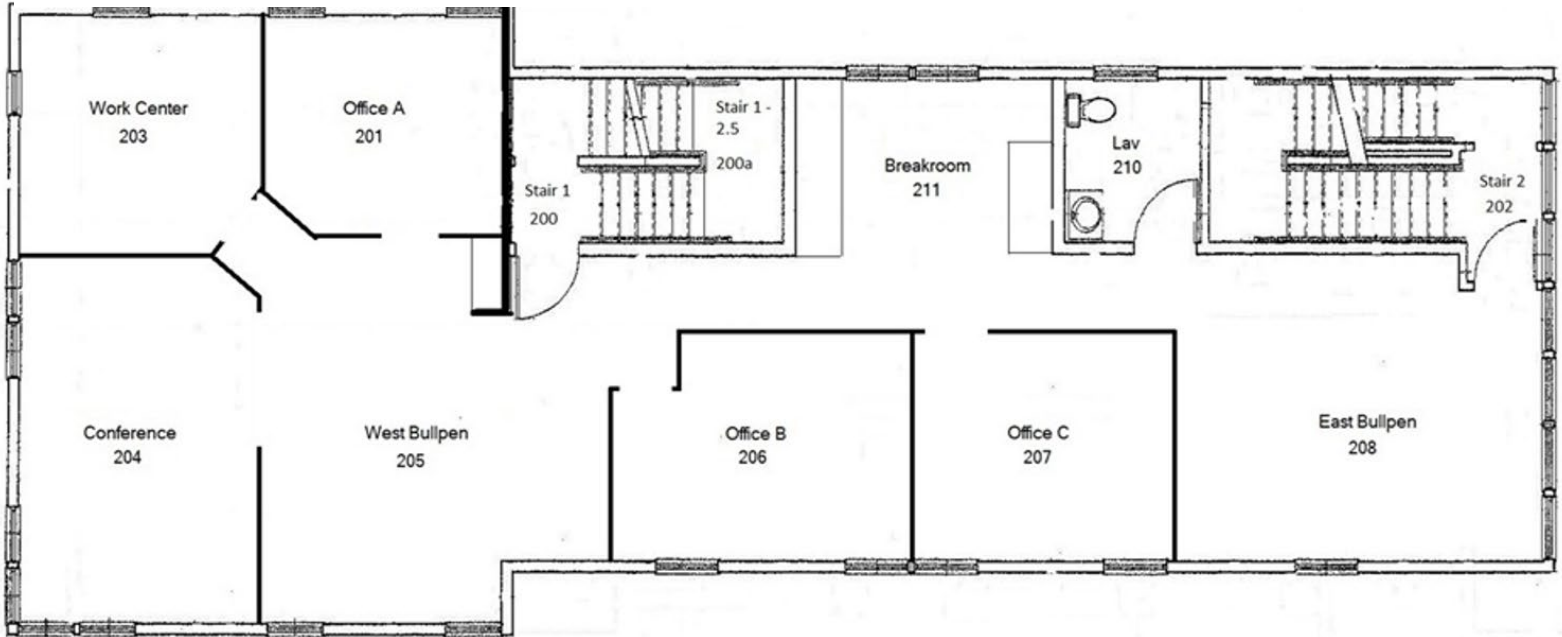
**LEASE RATE: \$25/SF NNN**

**90 Wall Street, Madison, CT 06443**

**1,921± SF PROFESSIONAL OFFICE SPACE**

**FOR LEASE** 

**1,921± SF WELL APPOINTED OFFICE SPACE**



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 4

# OR & L COMMERCIAL FOR LEASE

**LEASE RATE: \$25/SF NNN**  
**90 Wall Street, Madison, CT 06443**  
**1,921± SF PROFESSIONAL OFFICE SPACE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 5,074± SF  
**AVAILABLE AREA:** 1,921± SF – 2<sup>nd</sup> Floor  
**# OF FLOORS:** 3  
**CONSTRUCTION:** Masonry / Wood Frame  
**ROOF TYPE:** Gable / Hip, Asphalt Shingles  
**YEAR BUILT:** 2013

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**HEAT:** Gas/Propane, Forced Air

## SITE INFORMATION

**SITE AREA:** 1.30± Acres  
**ZONING:** D – Downtown District  
**PARKING:** Ample On-Site Lighted Parking  
**SIGNAGE:** Building, Monument  
**HWY ACCESS:** 2 Minutes from I-95

## UTILITIES

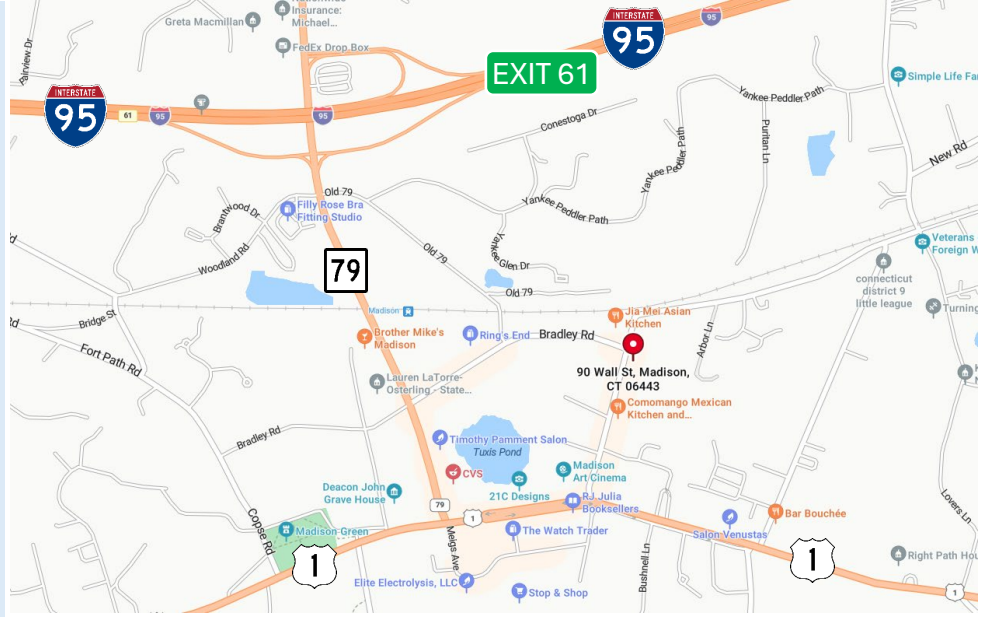
**SEWER/WATER:** Septic / Public Connected

## TAXES

**ASSESSMENT:** \$3,527,900  
**MILL RATE:** 22.43  
**TAXES:** \$79,130.80 (through Jan 2026)

## EXPENSES

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord



**Will Braun,**    
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**J. Richard Lee**  
 Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)

2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046  
 2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882  
 Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300