

# FOR LEASE | PROFESSIONAL MEDICAL OFFICE CONDO

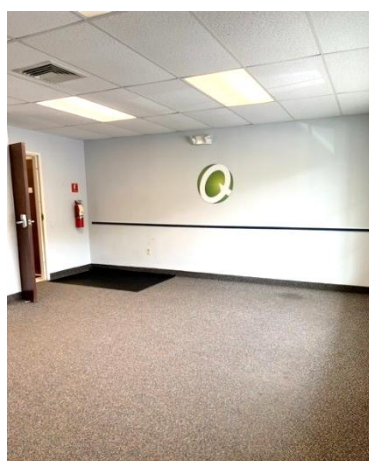
## 1,280± SF AVAILABLE | MULTIPLE OFFICES & WAITING AREA

144 North Main Street, Unit 2, Branford, CT 06405

LEASE RATE: \$16.50/SF NNN



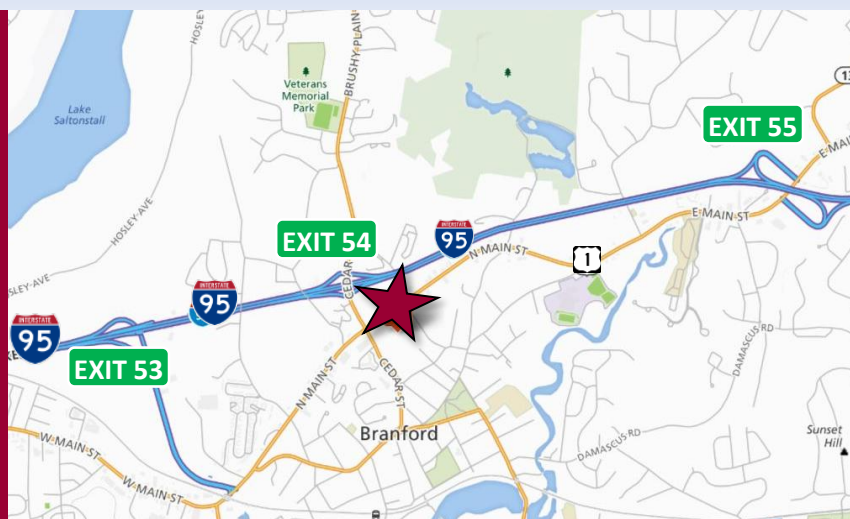
Ranked in Top 50  
Commercial Firms in U.S.



**O,R&L Commercial** is pleased to offer 1,280± SF of Medical / Office condo for Lease located at the corner of Route 1 and North Ivy Street in the town of Branford, CT. The space is former Quest lab space with waiting area, reception / check-in space, and multiple exam rooms. The property offers plenty of off-street parking and easy access to I-95 at Exit 54, the Cedar Street exit. Average daily traffic on Route 1 is in excess of 13,300 vehicles per day. Call Toby Brimberg for more information.

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### Property Highlights

- Professional Medical Office condo for Lease
- 1,282± SF available
- Ample off-street parking
- Route 1 location
- Frontage: 266' Route 1
- Frontage: 144' N Ivy St
- Traffic: 13,300+ ADT
- Zoning: BL – Local Business
- I-95, Exit 54 (Cedar Street)

For more information contact: **Toby Brimberg** | 203-640-5575 Cell | 203-643-1116 Office | [tbrimberg@orlcommercial.com](mailto:tbrimberg@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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### BUILDING INFORMATION

|                     |                  |
|---------------------|------------------|
| GROSS BLDG AREA     | 12,800± SF       |
| AVAILABLE AREA      | 1,280± SF        |
| MAX CONTIGUOUS AREA | 1,280± SF        |
| NUMBER OF FLOORS    | 1                |
| CONSTRUCTION        | Wood Frame       |
| ROOF TYPE           | Asphalt Shingles |
| YEAR BUILT          | 1976             |

### SITE

|               |                            |
|---------------|----------------------------|
| SITE AREA     | Land in common             |
| ZONING        | BL – Local Business        |
| PARKING       | 60 spaces, 3.17/1,000      |
| SIGNAGE       | On building                |
| VISIBILITY    | Excellent on Route 1       |
| FRONTAGE      | 266' Rte 1 / 144' N Ivy St |
| HWY ACCESS    | I-95 to Exit 54            |
| TRAFFIC COUNT | 13,300 ADT                 |

### MECHANICAL EQUIPMENT

|                  |                      |
|------------------|----------------------|
| AIR CONDITIONING | Central Air          |
| TYPE OF HEAT     | Electric, Forced Air |

### UTILITIES

|       |                  |
|-------|------------------|
| SEWER | Public Connected |
| WATER | Public Connected |

### TAXES

|            |                   |
|------------|-------------------|
| ASSESSMENT | \$106,600         |
| MILL RATE  | 21.40             |
| TAXES      | \$2,281.24 (2025) |

### EXPENSES

|             |  |                                   |
|-------------|--|-----------------------------------|
| RE TAXES    | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| MAINTENANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| JANITORIAL  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |

**COMMENTS** Professional Medical Office condo for Lease consisting of 1,280± SF located at the corner of Route 1 and North Ivy Street. Consists of waiting area, reception / check-in space and multiple exam rooms. Plenty of off-street parking and close proximity to I-95 at Exit 54, the Cedar Street exit. ADT: 13,300+.

**DIRECTIONS** I-95 to Exit 54 to Route 1, North Main Street to #144

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FIND US ON



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