

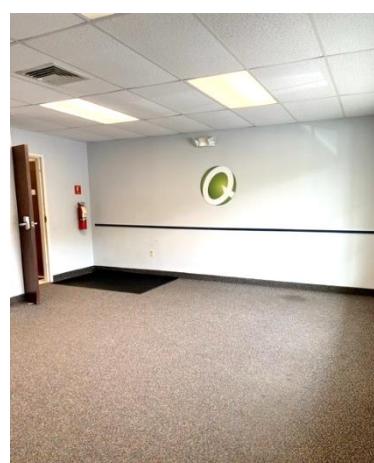
FOR LEASE | PROFESSIONAL MEDICAL OFFICE CONDO 1,280± SF AVAILABLE | MULTIPLE OFFICES & WAITING AREA

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

LEASE RATE: \$16.50/SF NNN

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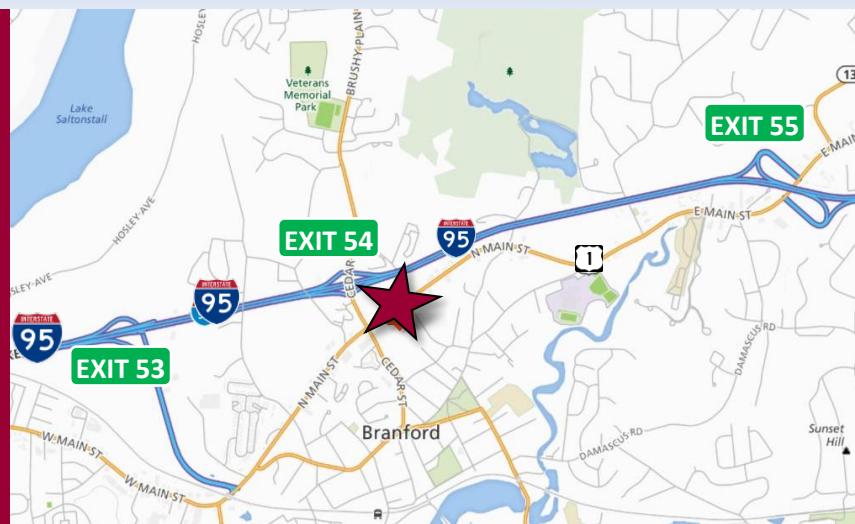
Ranked in Top 50
Commercial Firms in U.S.



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

O,R&L Commercial Integrated Real Estate Services | 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.

FOR LEASE | PROFESSIONAL MEDICAL OFFICE CONDO

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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

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Electric, Forced Air

TAXES

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

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

UTILITIES

SEWER Public Connected
WATER Public Connected

EXPENSES

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

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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



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



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