

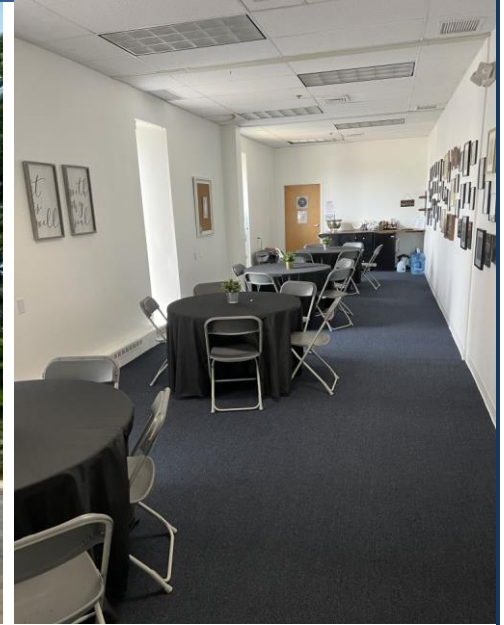
# FOR LEASE | 4,500± SF OFFICE / FLEX SPACE FOR LEASE MOVE-IN READY | SEVERAL PRIVATE OFFICES & LARGE OPEN AREA



965 West Main Street, Branford, CT 06405

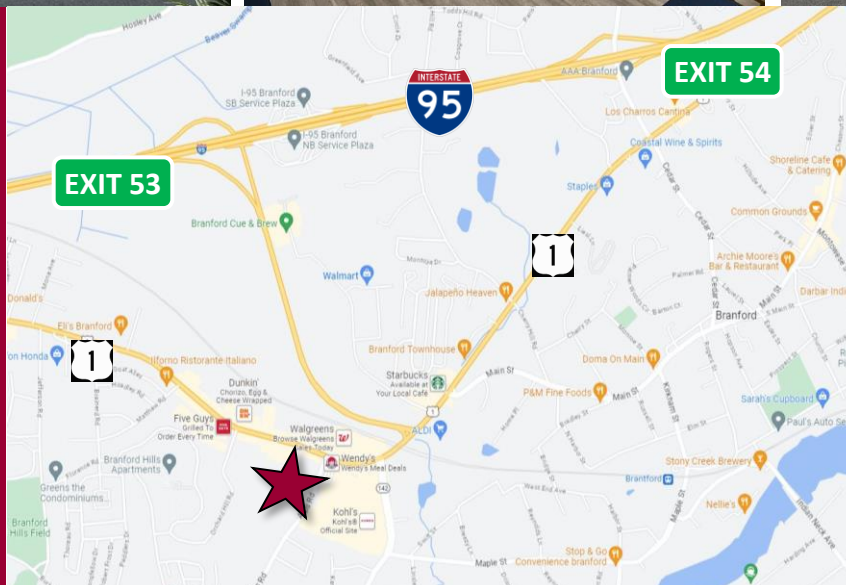
LEASE RATE: \$3,850/Month Plus Utilities & Common Area Maintenance

Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- 4,500±SF for Office / Flex space for Lease
- Large Open area – Seats 130+
- Multiple Private Offices
- Central Air
- Move-in ready
- Zoning: CP
- Ample, Open Parking
- Great access to highways
- Many area amenities on Route 1 / West Main St
  - Shopping, Banking, Dining

For more information contact: Frank Hird | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@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 200,000± SF  
 AVAILABLE AREA 4,500± SF  
 WILL SUBDIVIDE TO 4,500± SF  
 NUMBER OF FLOORS 1  
 CONSTRUCTION Masonry  
 ROOF TYPE T&G/Rubber  
 YEAR BUILT 1991/Renovated 2008

### SITE INFORMATION

SITE AREA 19 Acres  
 ZONING CP  
 PARKING Ample, Open Parking  
 SIGNAGE On Building  
 HWY ACCESS I-95, Exits 51 & 53

### UTILITIES

SEWER Public Connected  
 WATER Public Connected  
 GAS Yes

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Air  
 SPRINKLERED Yes  
 ELECTRIC SERVICE 200amps, 120/240v

### EXPENSES

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

**COMMENTS** O,R&L Commercial is pleased to offer 4,500± SF Office / Flex space for Lease located at 965 West Main Street in Branford. The space is in move-in condition offering several private offices and a large open area that seats 130+. Ample open parking and direct access to Route 1 / West Main Street with many area amenities. Great access to I-95.

**DIRECTIONS** I-95 to Exit 51 or Exit 53 to Route 1 / West Main Street

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