



Ascend  
BANK

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# FOR LEASE

61 NORTH MAIN STREET, BRANFORD, CT 06405

3,591± SF OFFICE SPACE AVAILABLE | 1,801± SF on 1<sup>st</sup> FLOOR & 1,790± SF on 2<sup>nd</sup> FLOOR

LEASE RATE: \$21/SF NNN – 1<sup>ST</sup> Floor & \$17/SF NNN – 2<sup>ND</sup> Floor

## HIGHLIGHTS

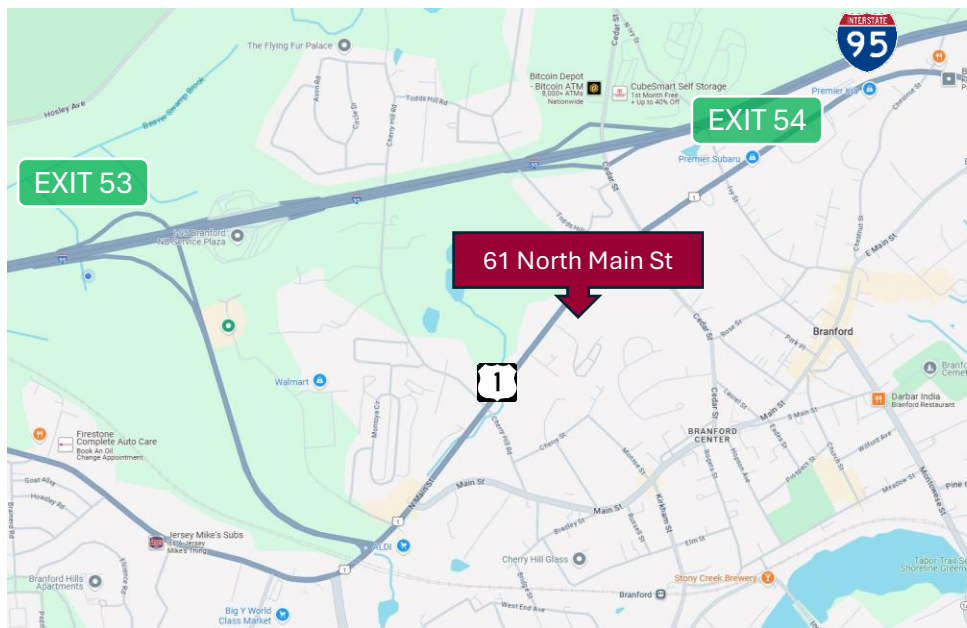
- Professional Office Space for Lease
- Located in 2-Story 6,197± SF Ascend Bank Building on Route 1 (former GSB)
  - 1,801± SF Available on 1<sup>st</sup> Floor
  - 1,790± SF Available on 2<sup>nd</sup> Floor
- Prime Visibility on North Main Street
- Quick Access to I-95 at Exit 54
- ADT: 16,600± Vehicles Per Day

## CONTACT

**Sam Crampton**

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Email: [scrampton@orlcommercial.com](mailto:scrampton@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 | [rllee@orlcommercial.com](mailto:rllee@orlcommercial.com) | License: REB.0758300

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# FOR LEASE

LEASE RATE: \$21/SF NNN – 1<sup>st</sup> Floor

LEASE RATE: \$17/SF NNN – 2<sup>nd</sup> Floor

PROFESSIONAL OFFICE SPACE | ROUTE 1 LOCATION

61 North Main Street, Branford, CT 06405

## BUILDING INFORMATION

GROSS BLDG AREA: 6,197 SF

AVAILABLE AREA: 3,591± SF

MIN AVAILABLE SF: 1,790± SF – 2<sup>ND</sup> Floor

MAX CONTIGUOUS SF: 1,801± SF – 1<sup>st</sup> Floor

# OF FLOORS: 2

CONSTRUCTION: Masonry

ROOF TYPE: Architectural Shingles

YEAR BUILT: 2001

## MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

ELEVATORS: Yes (1)

## SITE INFORMATION

SITE AREA: 0.95±

ZONING: BL

PARKING: Open

SIGNAGE:

VISIBILITY: Excellent, Route 1

FRONTAGE: 105 Feet

HWY ACCESS: I-95

TRAFFIC COUNT:

## UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

## TAXES

ASSESSMENT: \$1,118,800 (2024)

MILL RATE: 21.40

TAXES: \$23,972.32 | \$3.86psf

## EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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