

FOR LEASE | 2,304± SF & 1,650± SF MEDICAL OFFICE / RETAIL SPACE LOCATED ON ROUTE 1 IN LAKEVIEW CENTER'S MEDICAL WING



Lakeview Center, 249-251 West Main Street (Route 1), Branford, CT 06405

LEASE RATE: Call For Details

Ranked in Top 50
Commercial Firms in U.S.

Join Lakeview Center's Medical Tenants:

DaVita Dialysis, Edward S. Lim M.D. - Eye Center Medical & Surgery Group, Hartford Healthcare Heart & Vascular Institute, ReFocus Eye Health - Ophthalmology & East Haven Footcare Center.



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email notifications.



For more information contact: **Toby Brimberg | 203-643-1116 | 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.

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BUILDING INFORMATION

GROSS BLDG AREA 79,677± SF / 70,245± RSF
AVAILABLE AREA 2,304± & 1,650± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt
YEAR BUILT 1986-1988

SITE INFORMATION

SITE AREA 10.12± Acres
ZONING BL
PARKING Open, 4/1,000
SIGNAGE Building
HWY ACCESS I-95
TRAFFIC COUNT 21,156± - Route 1

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Warm Air
SPRINKLERED Wet

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

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

TAXES

ASSESSMENT \$3,955,300
MILL RATE 29.45
TAXES \$116,483.60

LAKEVIEW CENTER TENANTS Goodwill, CrossPoint Federal Credit Union, Branford Academy Hair & Cosmetology, Longley's Restaurant, DaVita Dialysis, Edward S. Lim M.D. - Eye Center Medical & Surgery Group, Hartford Healthcare Heart & Vascular Institute, ReFocus Eye Health – Ophthalmology, East Haven Footcare Center, Computer Design Center, Physical Therapy Office, Wicker World & More.

COMMENTS O,R&L Commercial is pleased to offer 2,304± SF Medical Office space and 1,650± SF Retail space for Lease located in the Lakeview Center in Branford, CT. Join other Medical Office tenants in this active neighborhood center. The property is located on Route 1 / West Main Street with a signalized intersection into the plaza and average daily of traffic (ADT) of 21,156± vehicles per day.

DIRECTIONS I-95 to Exit 51 to West Main Street / Route 1 into Lakeview Center.



Property Highlights

- Lakeview Center
- Availability Includes:
 - 2,304± SF Medical Office space
 - 1,650± SF Retail Space
- Perfect for any medical practice
- Fully sprinklered
- Central heat & A/C
- Signalized intersection into shopping center
- Located on Route 1
- ADT: 21,156±
- Great access to I-95 & I-91 interchange
- Many area amenities



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