

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.



2,304± SF Medical / Office Space



Lakeview Center's
Medical Tenants



Lakeview Center, Anchored by Goodwill

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smart phone to sign-up for
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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