



Ascend
BANK



FOR LEASE

61 NORTH MAIN STREET, BRANFORD, CT 06405

3,851± SF OFFICE SPACE AVAILABLE | 1,801± SF on 1st FLOOR & 2,050± SF on 2nd FLOOR

LEASE RATE: \$21/SF NNN – 1st Floor & Multiple Lease Rates – 2nd Floor

HIGHLIGHTS

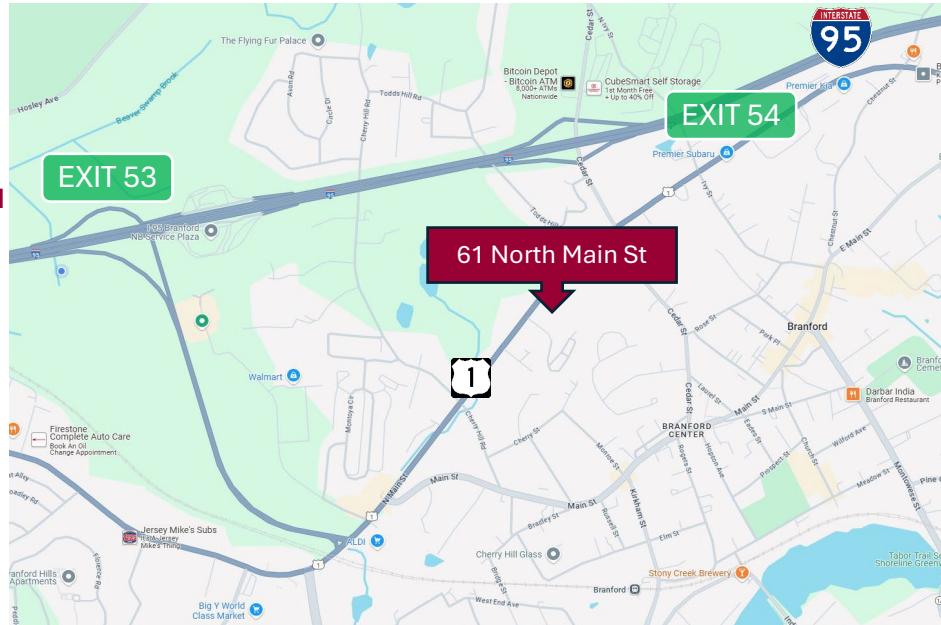
- Professional Office Space for Lease
- Located in 2-Story 6,197± SF Ascend Bank
- Prime Visibility on North Main Street / Route 1
- **1,801± SF Available on 1st Floor - \$21/SF NNN**
- **2,050± SF Available on 2nd Floor**
 - 1,150± SF Executive Suite - \$2,500/Month
 - 450± SF Open Floor Office - \$1,000/Month
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- Quick Access to I-95 at Exit 54
- ADT: 16,600± Vehicles Per Day

CONTACT

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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 | rlee@orlcommercial.com | License: REB.0758300

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FOR LEASE

LEASE RATE: \$21/SF NNN – 1st Floor

LEASE RATE: Multiple Lease Rates – 2nd Floor

PROFESSIONAL OFFICE SPACE | ROUTE 1 LOCATION

61 North Main Street, Branford, CT 06405

BUILDING INFORMATION

GROSS BLDG AREA: 6,197 SF

AVAILABLE AREA: 3,851± SF – 1st & 2nd

MIN AVAILABLE SF: 450± SF – 2nd Floor

MAX CONTIGUOUS SF: 2,050± SF – 2nd 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

VISIBILITY: Excellent, Route 1

FRONTAGE: 105 Feet

HWY ACCESS: I-95

TRAFFIC COUNT: 16,387±

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

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

MILL RATE: 21.40

TAXES: \$23,942.32 | \$3.86psf

EXPENSES

RE TAXES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



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