



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

1006-1008 Main Street, Branford, CT – BRANFORD TOWN CENTER
OFFICE / RETAIL SPACE: 1,172± SF AVAILABLE

LEASE RATE: \$19/SF Gross + Utilities

HIGHLIGHTS

- 1,172± SF Office / Retail Space for Lease
- Prime Downtown Location
- Directly Across from Branford Town Green & Town Hall
- Parking in Municipal Lot Behind Building & Street Parking
- Many Area Amenities within Walking Distance

Will Braun,
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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



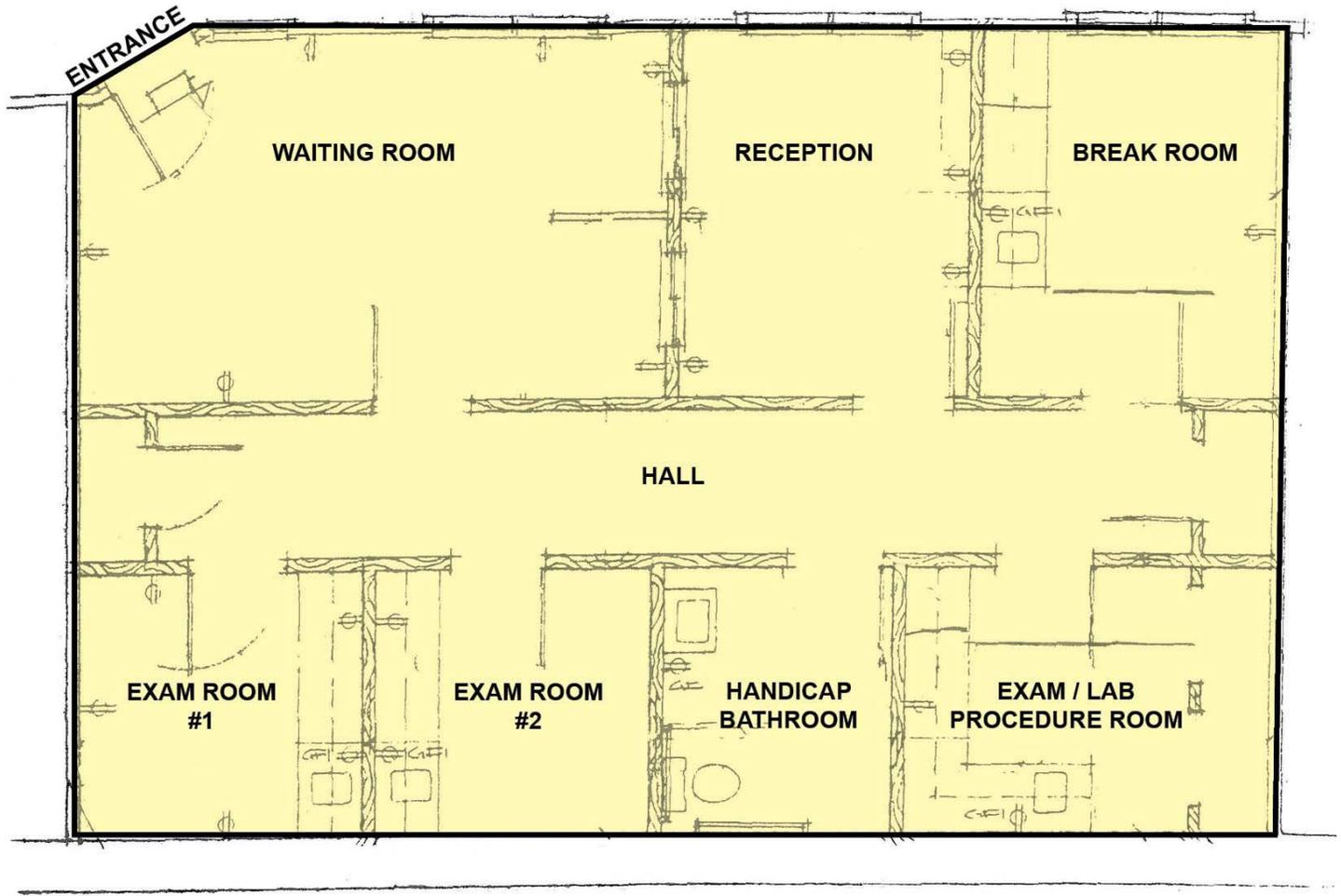
FOR LEASE

LEASE RATE \$19/SF Gross + Utilities

Branford Town Center – 1006-1008 Main Street

1,172± SF OFFICE / RETAIL SPACE

1,172± SF Office / Retail Space for Lease



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OR & L COMMERCIAL FOR LEASE

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Branford Town Center – 1006-1008 Main St

1,172± SF OFFICE / RETAIL SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 10,131± SF
AVAILABLE AREA: Unit C: 1,172± SF
OF FLOORS: 1
CONSTRUCTION: Masonry
ROOF TYPE: T&G Rubber
YEAR BUILT: 1922

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central & Forced Air

SITE INFORMATION

SITE AREA/ZONING: 0.27± Acre / BC
PARKING: Municipal Parking Lot Behind Building & Street Parking
SIGNAGE: Building
VISIBILITY: Excellent – Main Street
HWY ACCESS: I-95
HIGH WALK SCORE: High Foot Traffic

UTILITIES

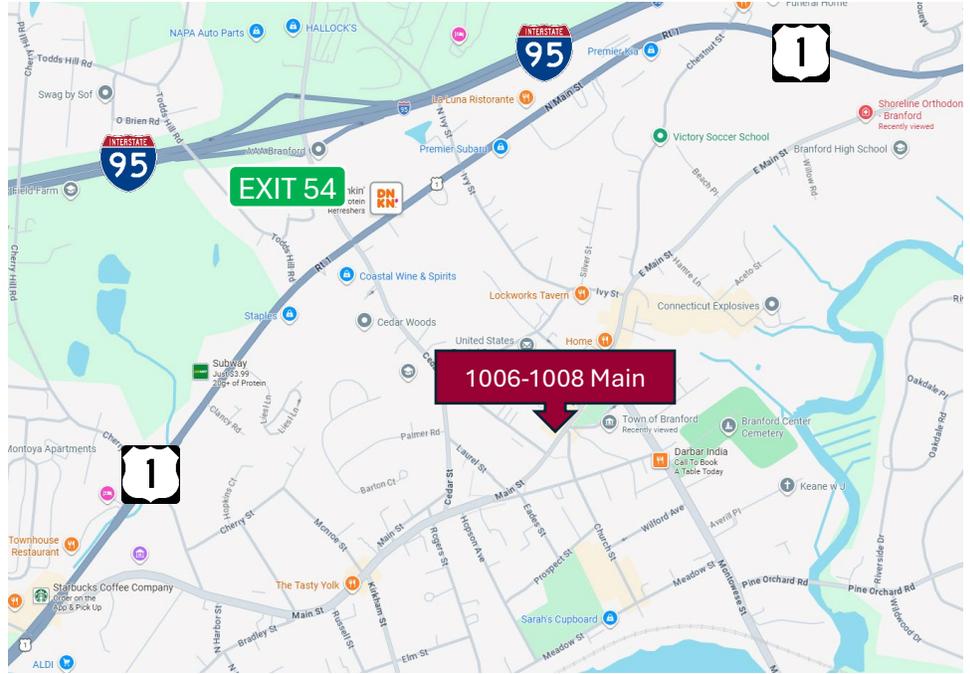
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$1,089,700
MILL RATE/TAXES: 21.4 | \$23,319.58

EXPENSES

- RE TAXES:** Tenant Landlord
- UTILITIES:** Tenant Landlord
- INSURANCE:** Tenant Landlord
- MAINTENANCE:** Tenant Landlord
- JANITORIAL:** Tenant Landlord



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