



FOR LEASE

500 East Main St (Route 1), Branford, CT 06405

4 MEDICAL / OFFICE SUITES AVAILABLE: 1,902± SF, 1,765± SF, 1,100± SF & 3,500± SF

LEASE RATE: \$16.50/SF NNN

HIGHLIGHTS

- 4 Medical / Office Suites for Lease
 - 3rd Floor Availabilities
- Class "A" Office – Elevator Access
- All Professional Office / Medical Uses
- Ample On-site Parking & Exclusive Tenant Parking
- In the Heart of Branford's Business District on Route 1
- Easy access to I-95 Exits 55 & 56
- Many area amenities nearby

Will Braun,  **SIOR** 
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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



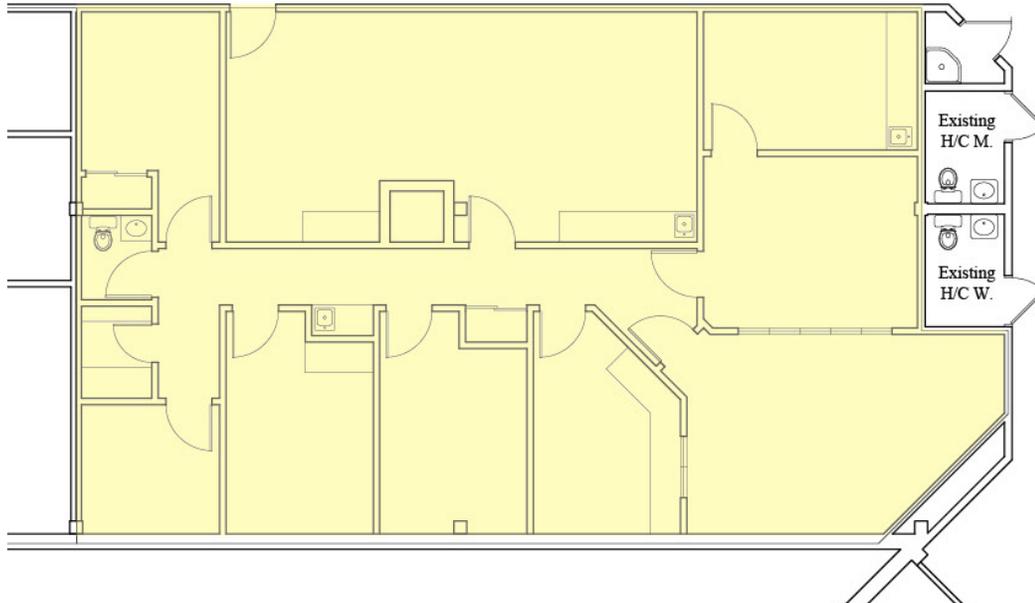
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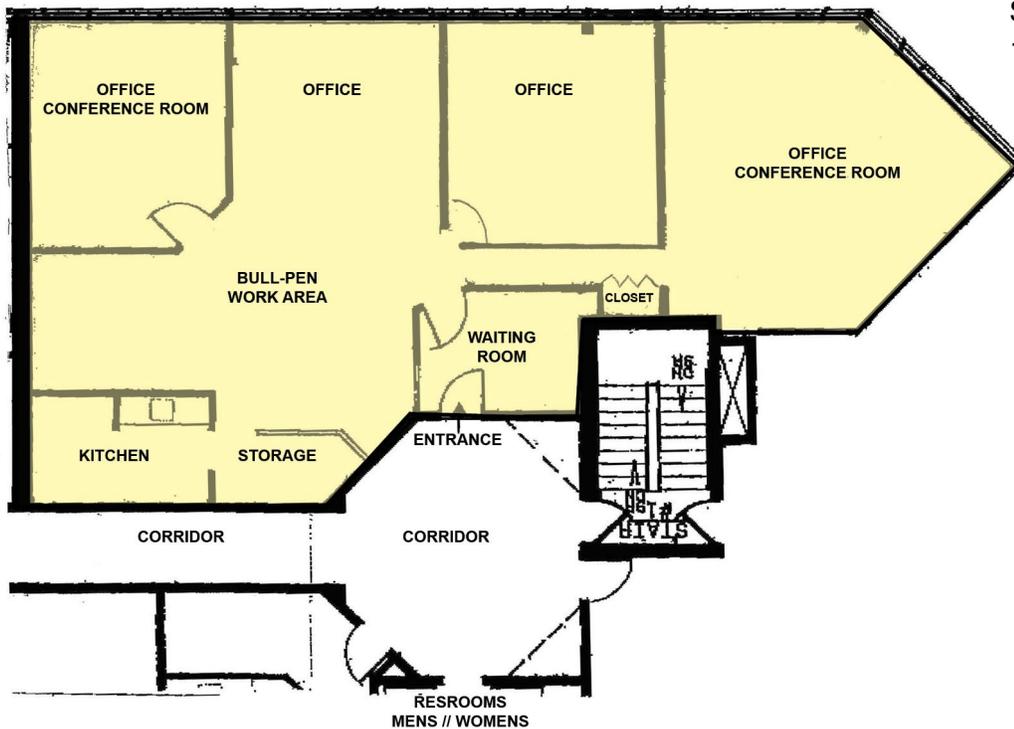
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4 MEDICAL / OFFICE SUITES AVAILABLE

Suite #310 – Third Floor
1,902± SF Available



Suite #312 – Third Floor
1,765± SF Available



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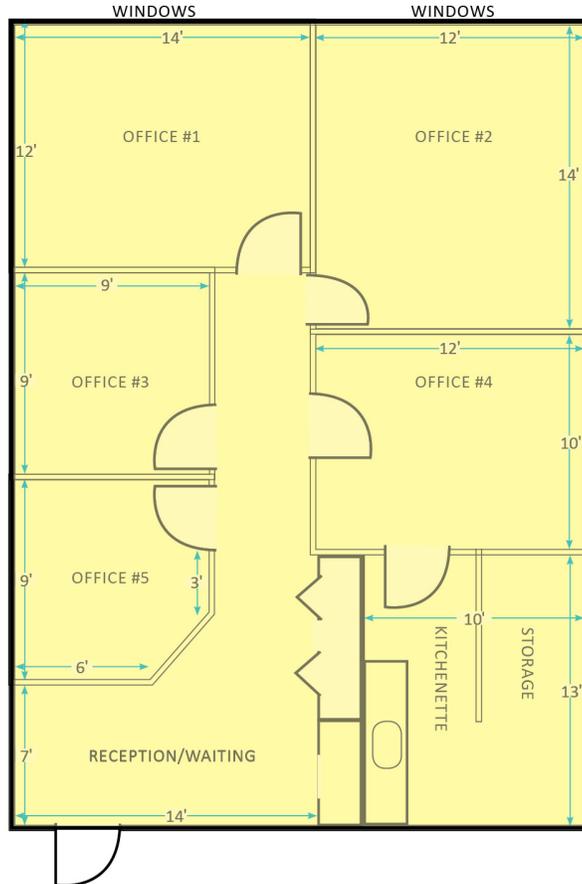
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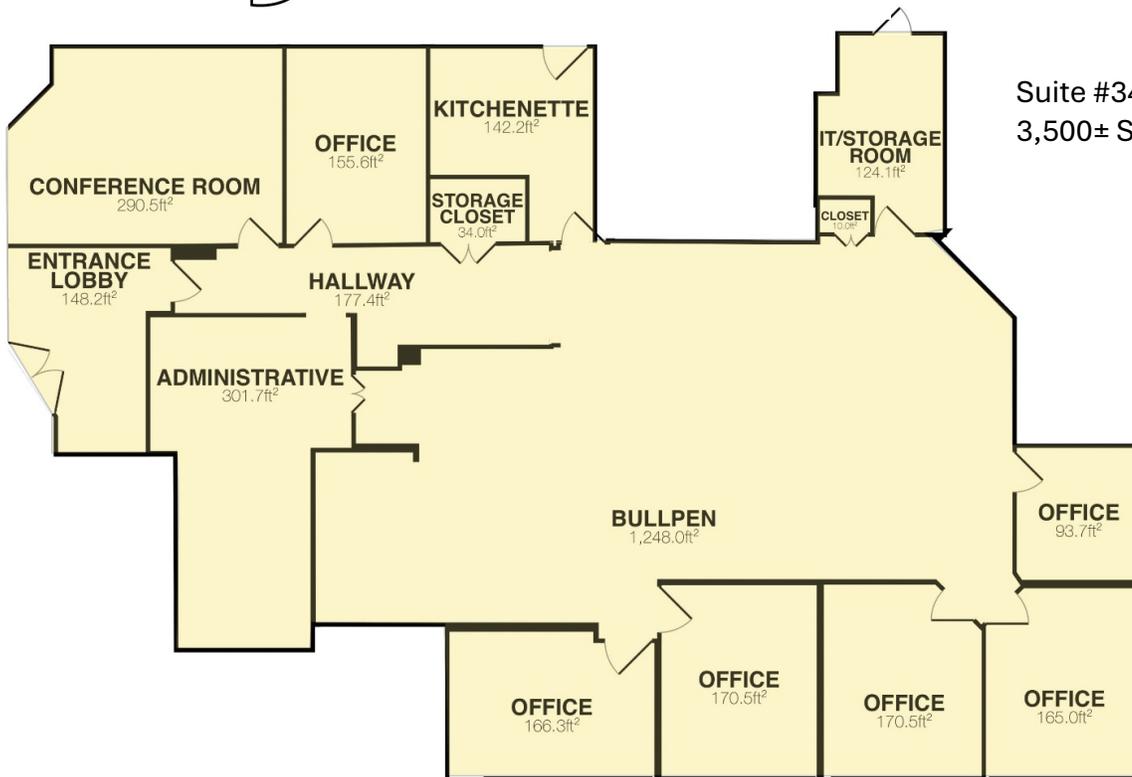
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4 MEDICAL / OFFICE SUITES AVAILABLE

FOR LEASE



Suite #322 – Third Floor
1,100± SF Available



Suite #340 – Third Floor
3,500± SF Available



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BUILDING INFORMATION

GROSS BLDG AREA: 48,000± SF
AVAILABLE AREA: 8,267± SF (4 Suites)
MINIMUM SF: 1,100± SF - #322 - 3rd Floor
MAXIMUM SF: 3,500± SF - #340 - 3rd Floor
OF FLOORS: 3
CONSTRUCTION: Steel
ROOF TYPE: T&G / Rubber
YEAR BUILT: 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air
SPRINKLERED: Yes, Wet
ELECTRIC: 200amp
ELEVATORS: 2
GENERATOR: Services common areas

SITE INFORMATION

SITE AREA: 2.62± Acres
ZONING: IG-2
PARKING: Ample on-site, 90 spaces
SIGNAGE: Lobby & Entryway
VISIBILITY: Excellent
HWY ACCESS: I-95, Exit 55 & 56

UTILITIES

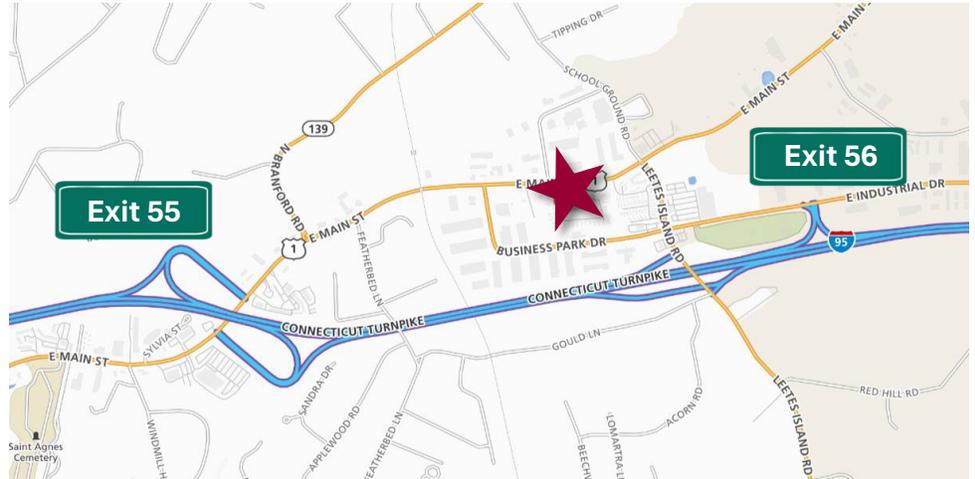
SEWER/WATER: Public Connected
GAS: Yes

TAXES

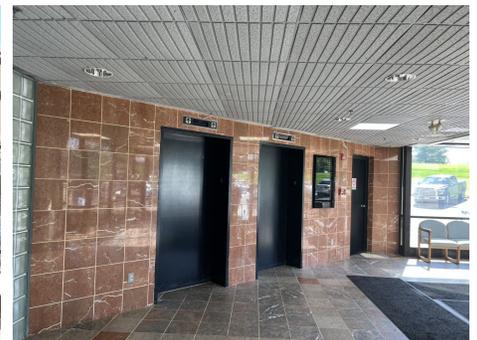
ASSESSMENT: \$3,438,200
MILL RATE: 21.40
TAXES: \$73,577.48 / \$1.53psf

EXPENSES

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



DIRECTIONS: I-95 to Exit 55 to East Main Street / Route 1 or Exit 56 to Leetes Island Road to East Main Street / Route 1



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