



# 765 EAST MAIN STREET

UNIT 2ND FLOOR - REAR

BRANFORD

A 650 SF 2ND FLOOR OFFICE SUITE WITH RECEPTION AND 2 PRIVATE OFFICES

**\$1,125.00/Month  
GROSS**

## FOR LEASE

A 650 SF 2nd Floor walk-up office suite located in a small, well-maintained small office complex on US-1 in Branford. Secluded, warm and welcoming with a private entrance. Ideal for professionals seeking a private, quiet, and cost-effective office solution. Space features a comfortable waiting/reception area, 2 private offices, kitchenette, storage closet and full bath. Rent includes all operating expenses (electric, HVAC, garbage, snowplowing, etc.). Tenant pays internet & telephone. \$1,125.00/Month.

**Present Use: Former therapist's office**

**Potential Use: Any professional office use**

### AVAILABILITY

SF Available:	650	Ceiling Height:	8	OH Doors:	0
SF Available Office:	650	Ceiling Height:	8	Truck Docks:	0
Minimum Subdivide:	SF				

### BUILDING INFORMATION

Stories:	2		
First Floor Area:	1,620SF	Ceiling Height:	10'
Second Floor Area:	1,250SF	Ceiling Height:	8'
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	SF		
Total Floor Area:	2,870SF		
Overhead Doors:	0	Size:	--
Truck Dock(s):	0	Size:	--
Year Built:	1983		
Condition:	Excellent		
Construction Type:	Wood Frame		
Roof:	Asphalt Shingle/Gabled		
Lin. Ft. Clear Span:			

### LAND

Lot(s):	1	Frontage:	113'
Area SF:	24,000	Depth:	Varies
Acres:	.60	% Land Coverage:	35
Parking:	Ample	% Building Coverage Permitted:	35
Zoning:	Commer	Condition of site:	Level/Dry/Paved

### ASSESSMENT

Land:  
Building:  
Total:  
Mills:  
Taxes:

### TRANSPORTATION

Bus Service: Yes  
Distance: Street  
Turnpike: I-95  
Exit: 56/57  
Distance: 1 Mile

### UTILITIES

Water: City  
Sewer: Septic  
Gas: Yes

### POWER

Volts: 110  
Amps: 100  
Phase: 1

### MECHANICAL EQUIPMENT

Elevator Size: NA  
Heating: Gas Hot Air  
Air Conditioning: Fully  
Sprinkler: No  
Other Equipment:

Information provided is deemed reliable but is not guaranteed and should be independently verified. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.



**The GEENTY GROUP, Realtors**  
**Property. Understood.**



**Kristin Geenty**

**203-488-1005**

**Kris@GeentyGroup.com**



**Kevin Geenty 203-**

**Kevin@GeentyGroup.com**