



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

POWER

MECHANICAL EQUIPMENT

Water: City

Volts: 110

Elevator Size: NA

Sewer: Septic

Amps: 100

Heating: Gas Hot Air

Gas: Yes

Phase: 1

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.



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