



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

978-1004 Main Street, Branford, CT – BRANFORD TOWN CENTER
OFFICE / RETAIL SPACE: 1,391± SF & 1,275± SF | 2,666± SF CONTIGUOUS
LEASE RATE: \$25/SF Gross + Utilities

HIGHLIGHTS

- 1,275± SF & 1,391± SF Office / Retail Space for Lease | 2,666± SF Contiguous
- 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
- Archie Moore's Located Across Courtyard

Will Braun,  
Cell: 203-804-6001
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Nick Leone
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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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 2

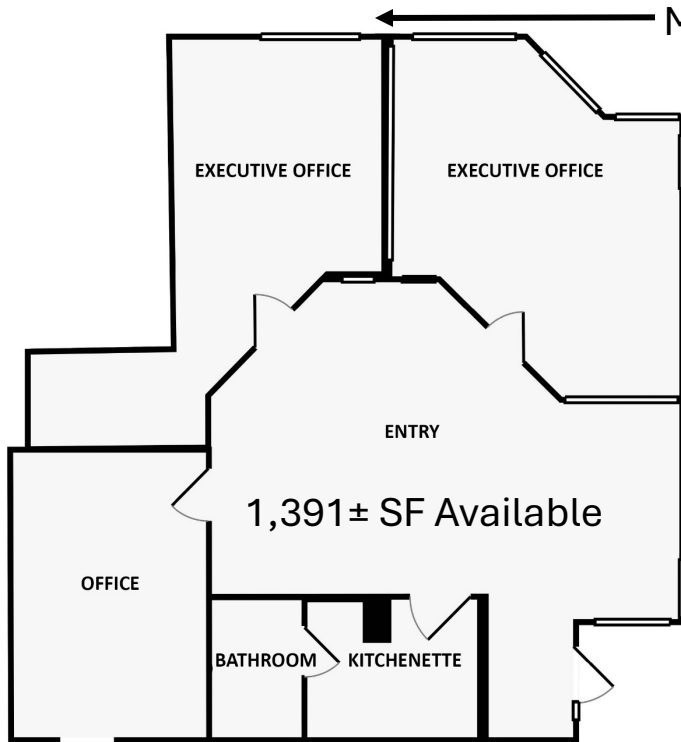


FOR LEASE

LEASE RATE: \$25/SF Gross + Utilities

Branford Town Center – 978-1004 Main St

1,275± SF TO 2,666± SF OFFICE / RETAIL SPACE



2,666± SF Contiguous
Available for Lease



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Branford Town Center – 978-1004 Main St

1,275± SF to 2,666± SF OFFICE / RETAIL SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 33,616± SF

AVAILABLE AREA: Unit 1: 1,391 &
Unit 2: 1,275± SF

MAXIMUM AREA: 2,666± SF Contiguous

OF FLOORS: 3

CONSTRUCTION: Masonry

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 2004

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Forced Air, Heat
Pump

SITE INFORMATION

SITE AREA/ZONING: 0.39± Acre / BC

PARKING: Municipal Parking Lot Behind
Building & Street Parking

SIGNAGE: Building

VISIBILITY: Excellent – Main Street

HWY ACCESS: I-95

TRAFFIC COUNT: TBD

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$3,483,700

MILL RATE/TAXES: 21.4 | \$74,551.18

EXPENSES

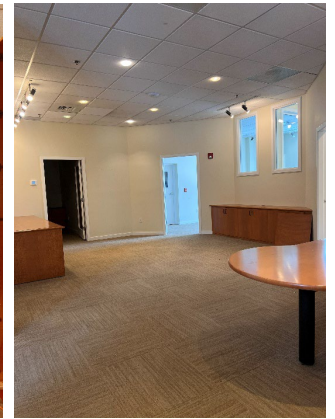
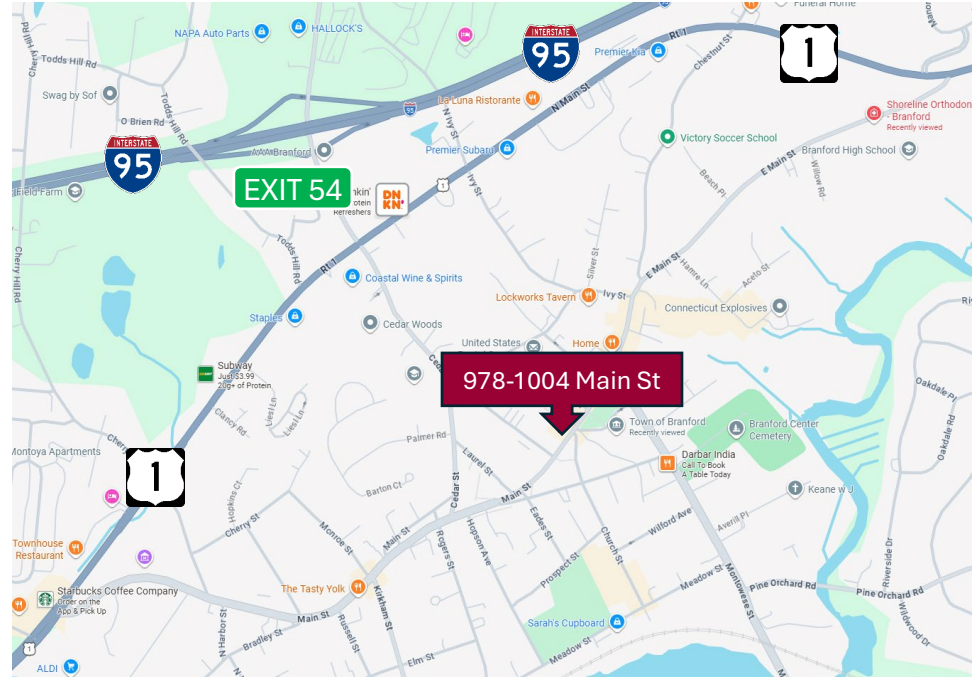
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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