



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
wbraun@orlcommercial.com

Nick Leone
Cell: 203-903-6709
nleone@orlcommercial.com



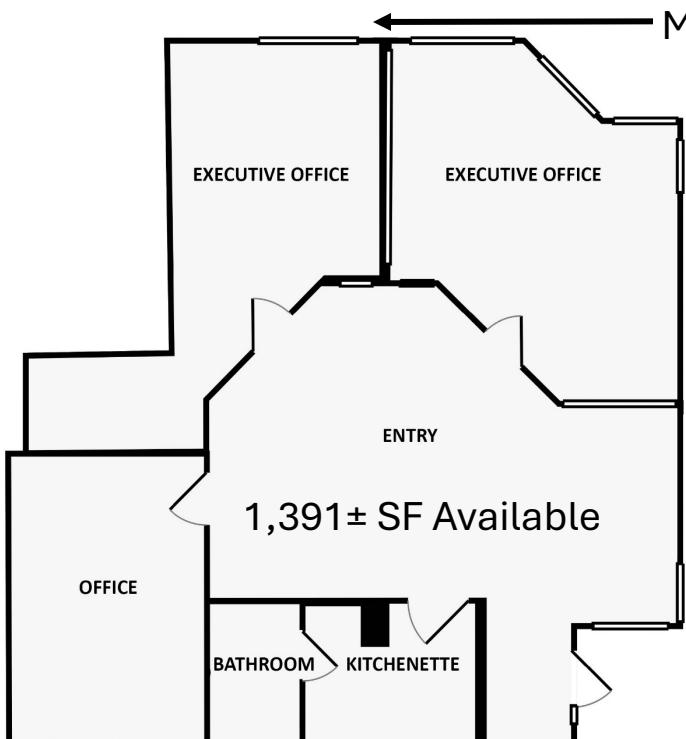
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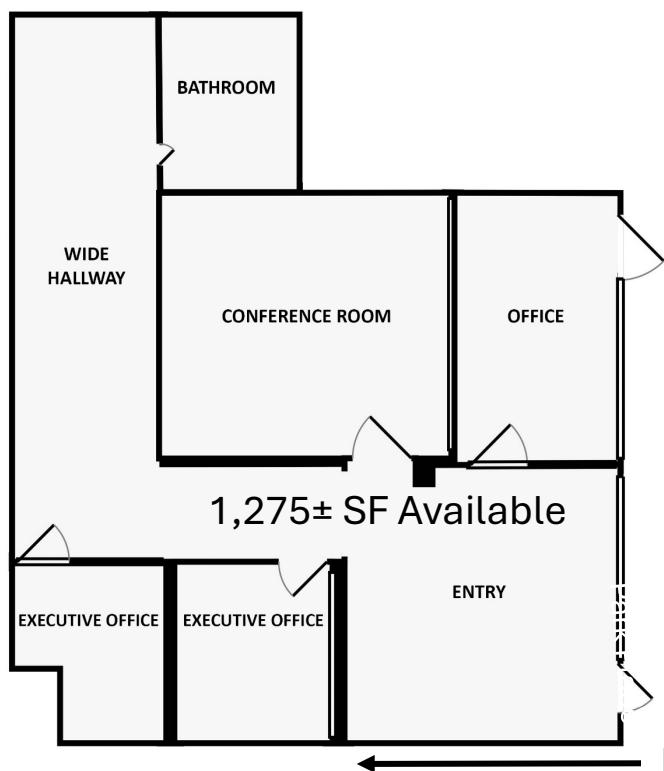
2 Summit Place, Branford, CT 06405 |  (203) 488-1555 |  (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 |  (860) 721-0033 |  (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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2,666± SF Contiguous
Available for Lease



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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

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

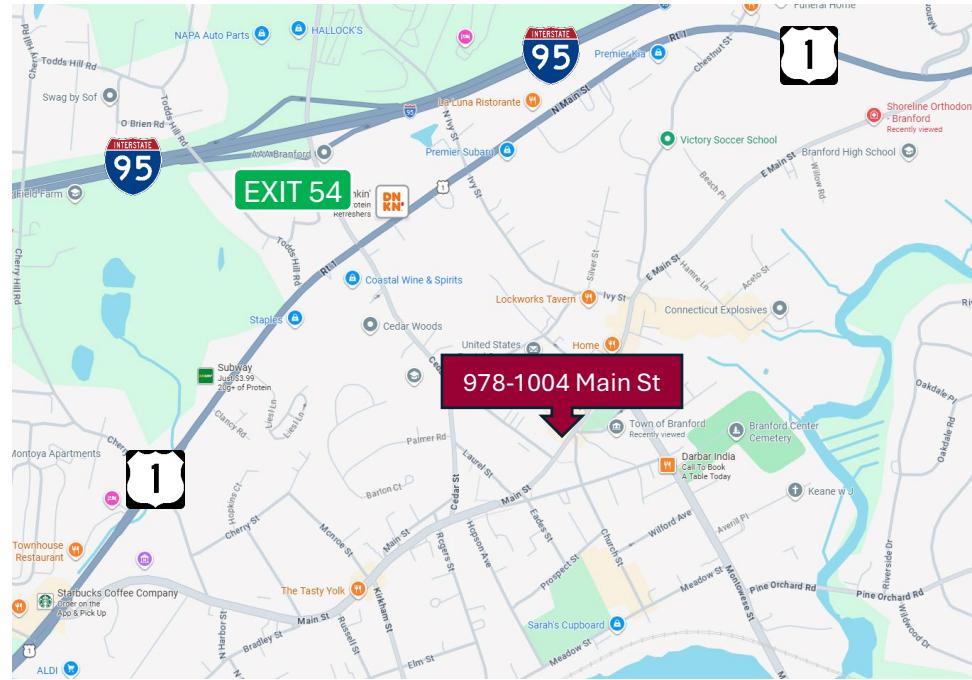
TAXES

ASSESSMENT: \$3,483,700

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

EXPENSES

RE TAXES:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



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