

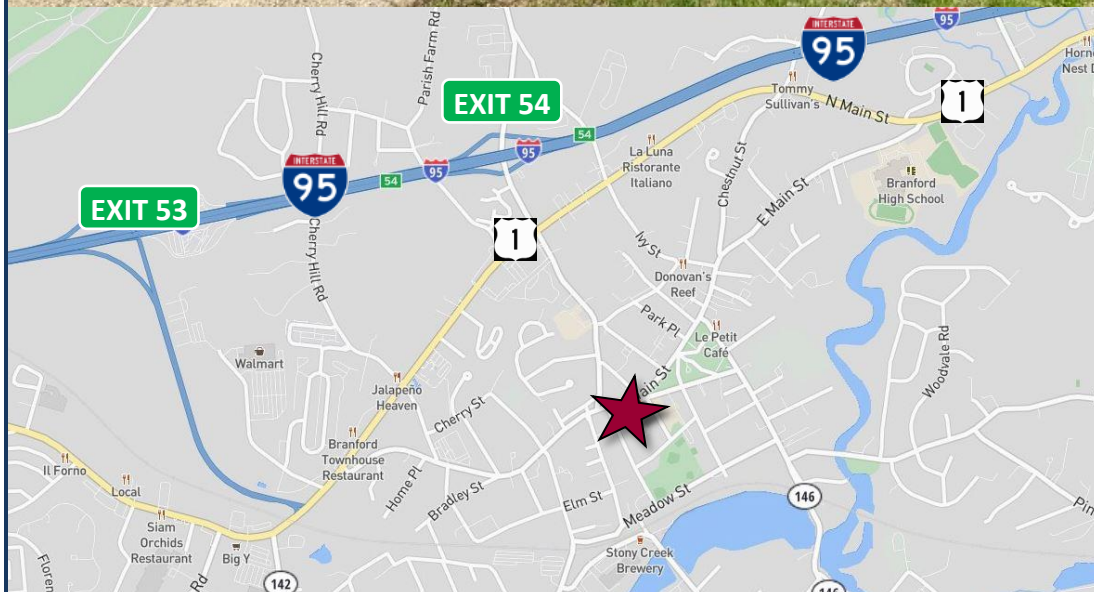
# FOR LEASE | 1,000± SF & 700± SF 2<sup>nd</sup> FLOOR OFFICE SPACE BRANFORD THEATRE BUILDING | MAIN STREET, BRANFORD

17-29 South Main Street, Branford, CT 06405

LEASE RATE: \$21.00/SF GROSS + Janitorial



Ranked in Top 50  
Commercial Firms in U.S.



## Property Highlights

- Branford Theatre Building
- 1,000± SF Office – 2<sup>nd</sup> Floor
- 700± SF Office – 2<sup>nd</sup> Floor
- Elevator Access
- Main Street location
- Off-street Parking
- Close proximity to town green, shops & restaurants
- Strong foot traffic
- Close to Route 1
- Great access to I-95 at Exit 54
- Many area amenities nearby

For more information contact: Will Braun | 203-804-6001 (Cell) | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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



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## BUILDING INFORMATION

GROSS BLDG AREA 33,806± SF  
AVAILABLE AREA 1,000± SF & 700± SF – 2<sup>nd</sup> FL  
NUMBER OF FLOORS 2  
FLOOR PLATE 19,903± SF  
CONSTRUCTION Masonry  
ROOF TYPE Flat / T&G Rubber  
YEAR BUILT 1954

## SITE INFORMATION

SITE AREA 1.28± SF  
ZONING BR  
PARKING 2.96/1,000  
VISIBILITY Excellent  
HWY ACCESS I-95 Exit 53 & 54

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Hot Water  
ELEVATOR(S) Yes, 1

## UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

**COMMENTS** O,R&L Commercial is pleased to present 1,000± SF & 700± SF of 2<sup>nd</sup> floor office space with elevator access located in the Branford Theatre Building on Main Street. The property is located in Branford's quaint downtown area, walking distance to the town green, Blackstone Library, many shops, restaurants and café's and is easily accessible from I-95.

**DIRECTIONS** I-95 to Exit 54 to Cedar Street to South Main Street

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