

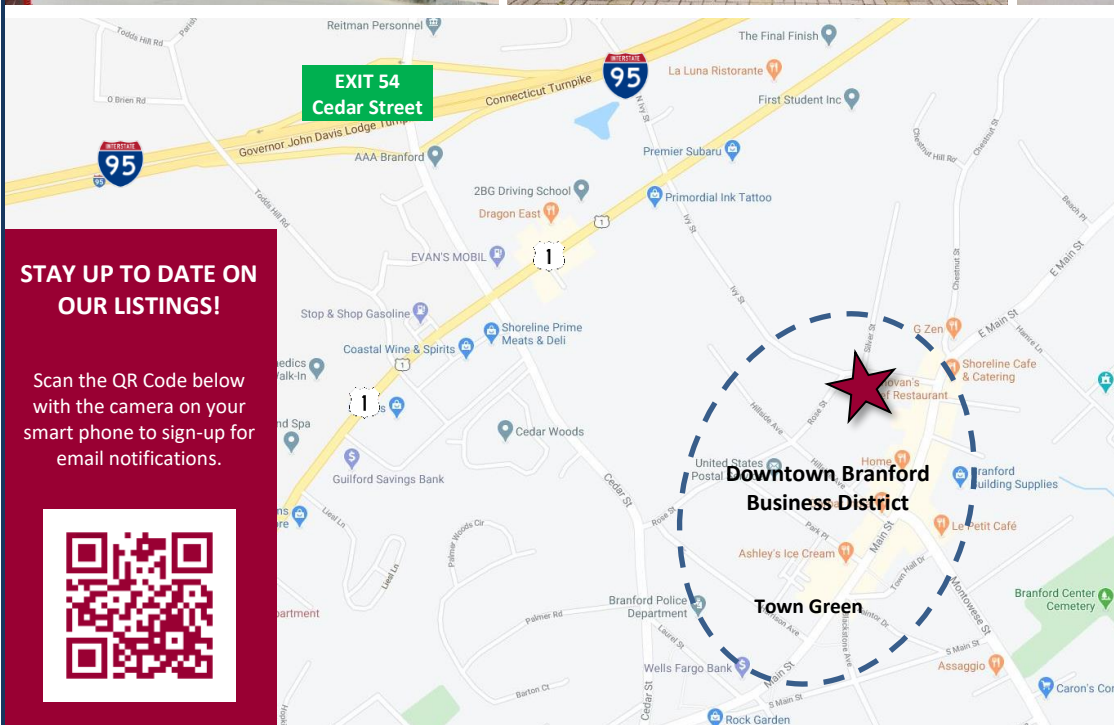
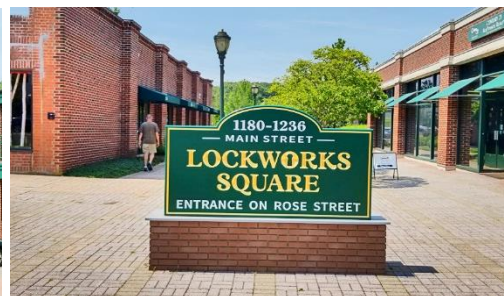
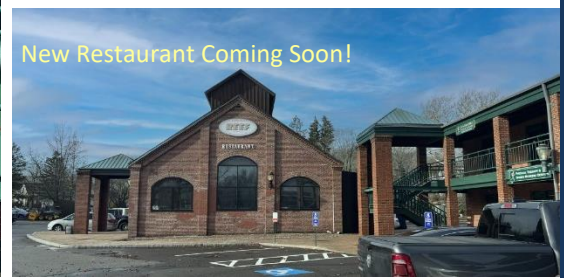
FOR LEASE | 800± SF OFFICE / RETAIL SPACE FOR LEASE  
 2<sup>ND</sup> FLOOR SPACE IN LOCKWORKS SQUARE | DOWNTOWN BRANFORD

Lockworks Square, 1180-1236 Main Street, Branford, CT 06405

LEASE RATE: \$24/SF Gross + Utilities



Ranked in Top 50  
 Commercial Firms in U.S.



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**Property Highlights**

- Downtown Branford
- Office / Retail space for Lease
- 2<sup>nd</sup> Floor Availability
  - 800± SF - \$24/SF Gross + Util
- 35,600± SF Neighborhood center
- Shoreline destination area
- High pedestrian & vehicle traffic
- 135 Parking spaces
- Many area amenities

For more information contact: Will Braun | 203-804-6001 Cell | 203-643-1008 Office | [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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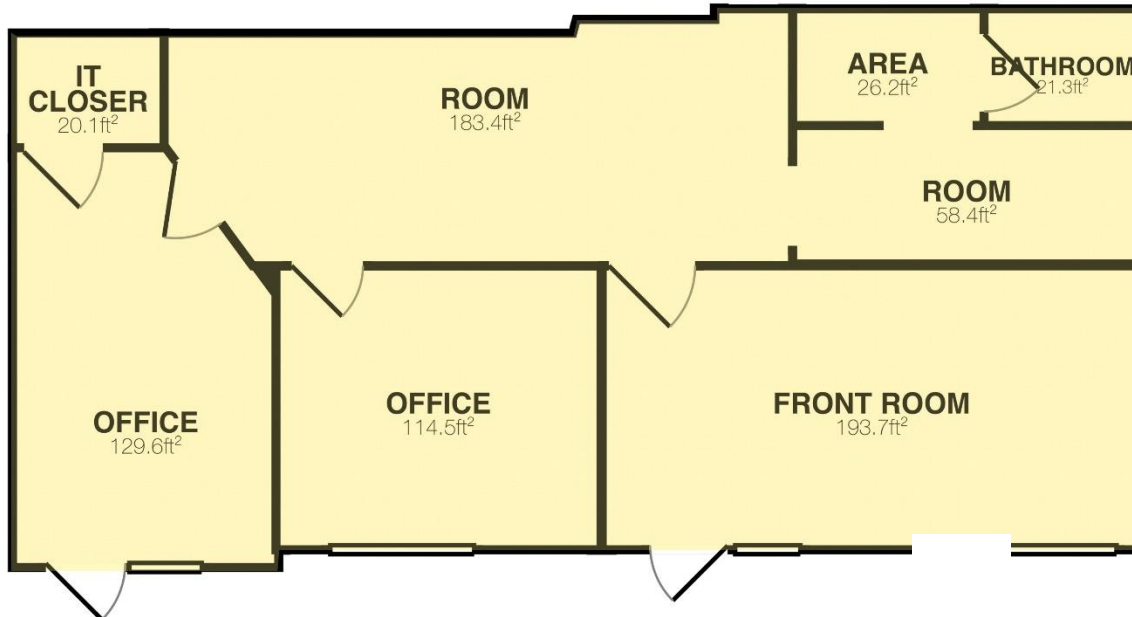
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# FOR LEASE | 800± SF OFFICE / RETAIL SPACE FOR LEASE

## 2<sup>ND</sup> FLOOR SPACE IN LOCKWORKS SQUARE | DOWNTOWN BRANFORD



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### BUILDING INFORMATION

GROSS BLDG AREA 35,600± SF (4 Buildings)  
 AVAILABLE AREA 800± SF Retail / Office  
 CONSTRUCTION Masonry  
 ROOF TYPE T&G / Rubber  
 YEAR BUILT 1926 / 1993

### SITE INFORMATION

SITE AREA 3 Acres  
 ZONING IG-1  
 PARKING 3.87/1,000 / 135 spaces  
 SIGNAGE Building  
 VISIBILITY Excellent  
 HWY ACCESS I-95  
 TRAFFIC COUNT 9,300

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Air  
 ELECTRIC SERVICE 200amp

### UTILITIES

SEWER Public Connected  
 WATER Public Connected  
 GAS Public Connected

**OTHER TENANTS** Digestive Disease Associates, Branford Physical Therapy, Bailey & Scarano CPA, Lockworks Dental Group, H&R Block, Eye Physicians & Surgeons & others.

**COMMENTS** O,R&L Commercial is pleased to offer 800± SF of 2<sup>nd</sup> Floor Office / Retail space in the highly visible Lockworks Square plaza in downtown Branford. The property is a recently restored 35,600± SF multi-building neighborhood center within walking distance to town hall, town green, and Branford's numerous restaurants and shops. Main Street in Branford with its lovely downtown district is a destination spot for surrounding shoreline communities.

**DIRECTIONS** I-95 Exit 54 to Cedar Street to Main Street to Lockworks Square

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