

# FOR LEASE | PROFESSIONAL OFFICE / MEDICAL SPACE

## 3 SUITES AVAILABLE: 1,437± SF, 2,000± SF & 3,500± SF

500 East Main Street (Route 1), Branford, CT 06405

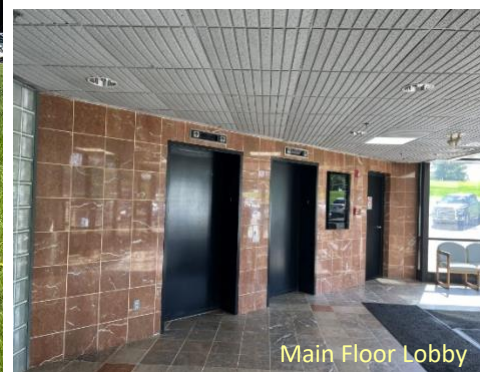
LEASE RATE: \$16.50/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



Entrance to 500 East Main St



Main Floor Lobby



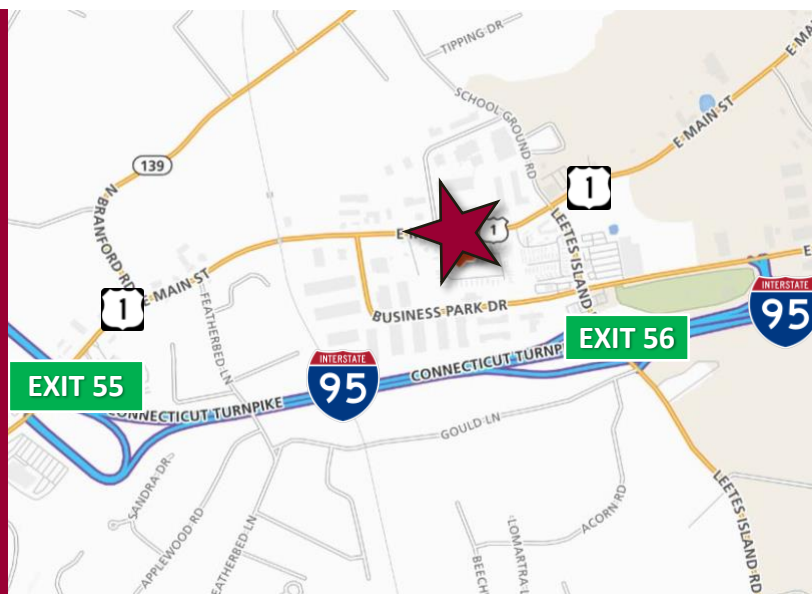
Exclusive Tenant Parking



3rd Floor Lobby

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### Property Highlights

- 6,937± SF Available in 3 Suites
  - #208: 1,437± SF – 2<sup>nd</sup> FL
  - #314: 2,000± SF – 3<sup>rd</sup> FL
  - #340: 3,500± SF – 3<sup>rd</sup> FL
- Class “A” office - elevator access
- All professional / medical uses
- Ample on-site parking
- Exclusive Tenant Parking
- In the heart of Branford’s Business District on Route 1
- Easy access to I-95 Exits 55 & 56
- Many area amenities nearby

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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### BUILDING INFORMATION

GROSS BLDG AREA 48,000± SF  
AVAILABLE AREA 6,937± SF (3 Suites)  
MAX CONTIGUOUS AREA 3,500± SF  
MIN AREA 1,437± SF  
NUMBER OF FLOORS 3  
CONSTRUCTION Steel  
ROOF TYPE T&G / Rubber  
YEAR BUILT 1990

### SITE

SITE AREA 2.62 acres  
ZONING IG-2  
PARKING Ample on-site, 90 spaces  
SIGNAGE Lobby & Entryway  
VISIBILITY Excellent  
HWY ACCESS I-95, Exit 55 & 56

### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Public Connected

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED Yes, Wet  
ELECTRIC SERVICE 200amp  
ELEVATOR(S) 2

### EXPENSES

RE TAXES (x) Tenant ( ) Landlord  
UTILITIES (x) Tenant ( ) Landlord  
INSURANCE (x) Tenant ( ) Landlord  
MAINTENANCE (x) Tenant ( ) Landlord  
JANITORIAL (x) Tenant ( ) Landlord

**COMMENTS** Professional Class "A" Office / Medical space. 1 Suite is available on the 2<sup>nd</sup> floor: 1,437± SF and 2 Suites are available on the 3<sup>rd</sup> floor: 2,000± SF & 3,500± SF. Ample on-site parking, Route 1 location with easy access to I-95.

**DIRECTIONS** I-95 to Exit 55 to East Main Street/Route 1 or Exit 56 Leetes Island Road to East Main Street/Route 1.

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FIND US ON



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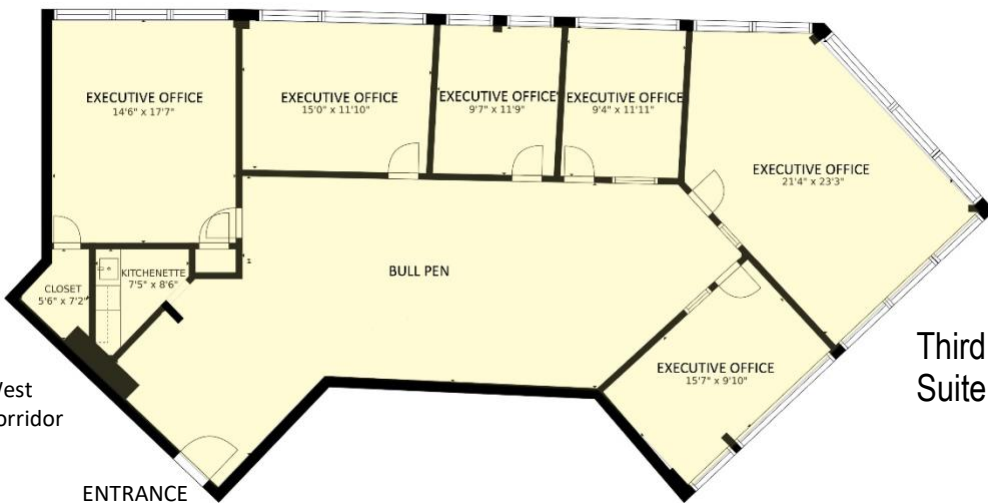
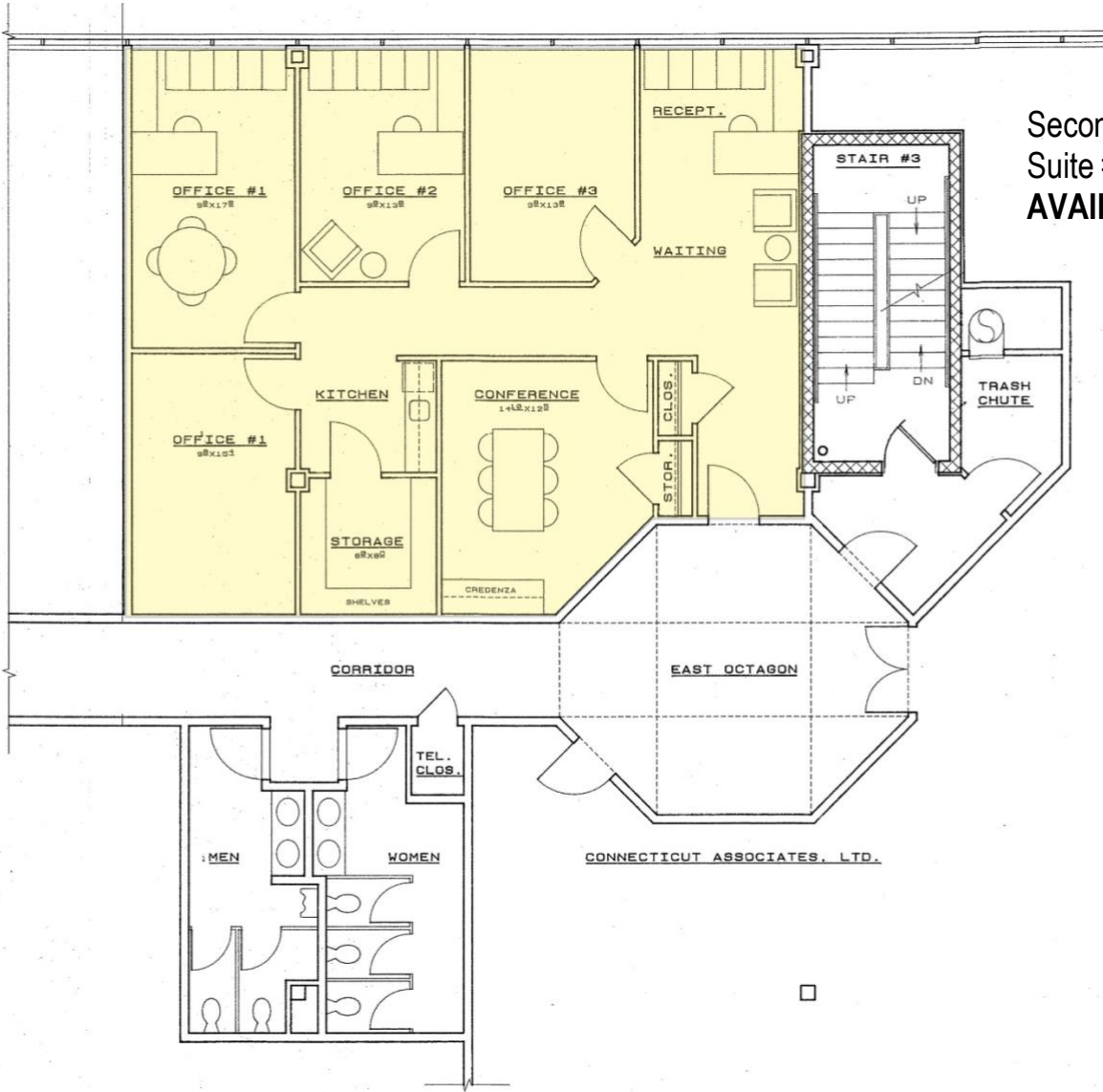
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**Third Floor - Suite #314 – 2,000± AVAILABLE**

