

FOR LEASE | PROFESSIONAL OFFICE / MEDICAL SPACE

2 SUITES AVAILABLE: 2,000± SF & 3,500± SF

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

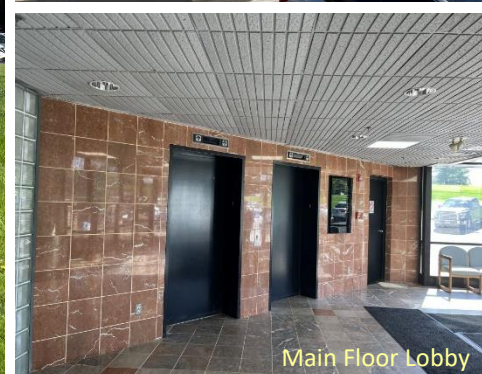
LEASE RATE: \$16.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Entrance to 500 East Main St



Main Floor Lobby



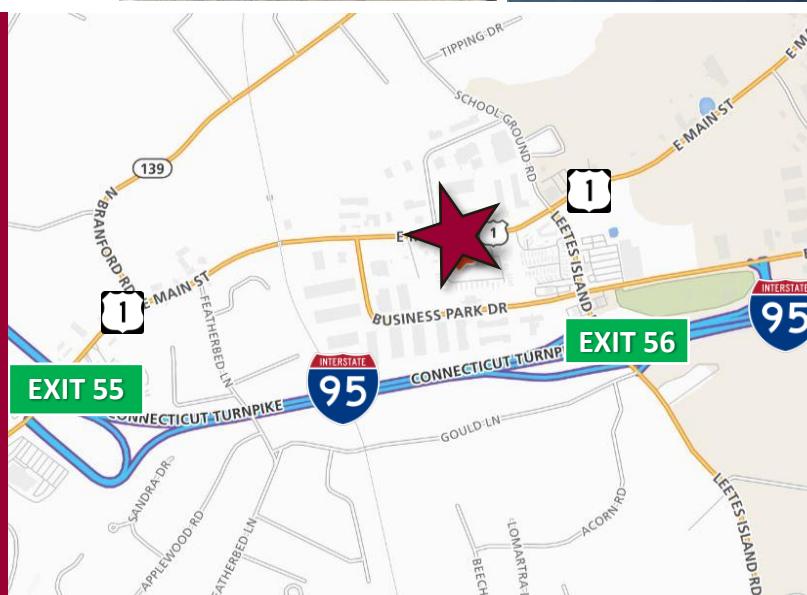
Exclusive Tenant Parking



3rd Floor Lobby

STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 5,500± SF Available in 2 Suites
 - #314: 2,000± SF – 3rd FL
 - #340: 3,500± SF – 3rd 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

O,R&L Commercial Integrated Real Estate Services | 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.

FOR LEASE | PROFESSIONAL OFFICE / MEDICAL SPACE

2 SUITES AVAILABLE: 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.

BUILDING INFORMATION

GROSS BLDG AREA 48,000± SF
AVAILABLE AREA 5,500± SF (2 Suites)
MAX CONTIGUOUS AREA 3,500± SF
MIN AREA 2,000± 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. 2 Suites are available on the 3rd floor: 2,000± SF & 3,500± SF. Ample on-site parking, Route 1 location with easy access to I-95. Exclusive tenant parking, perfect for all professional / medical uses.

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

Property Highlights

- 5,500± SF Available in 2 Suites
 - #314: 2,000± SF – 3rd FL
 - #340: 3,500± SF – 3rd FL
- Class "A" office with elevator
- 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



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact: Will Braun | 203-804-6001 (Cell) | 203-643-1008 (Office) | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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.

FOR LEASE | PROFESSIONAL OFFICE / MEDICAL SPACE

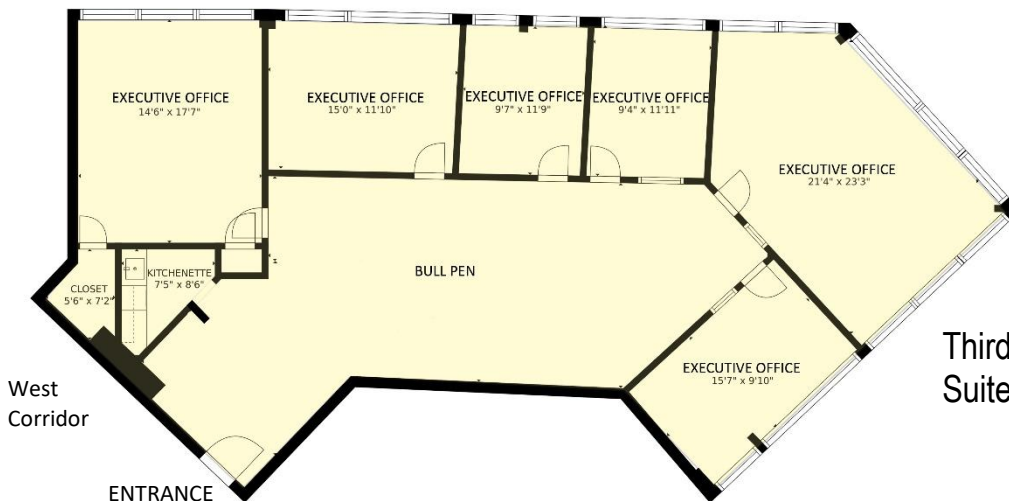
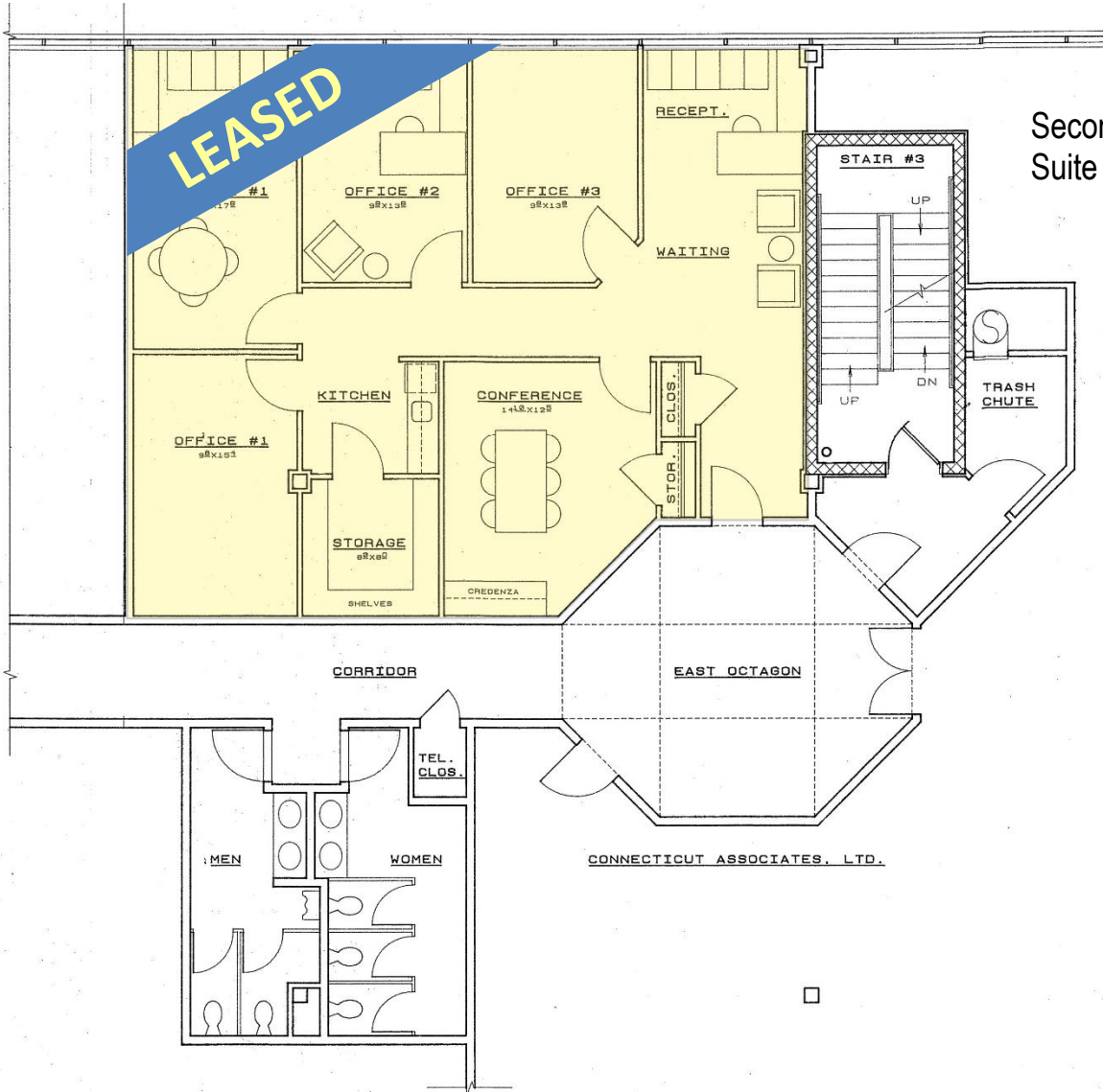
2 SUITES AVAILABLE: 2,000± SF & 3,500± SF

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

LEASE RATE: \$16.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



NON ARCHITECTURAL DRAWINGS – FOR INFORMATIONAL PURPOSES ONLY



FOR LEASE | PROFESSIONAL OFFICE / MEDICAL SPACE

2 SUITES AVAILABLE: 2,000± SF & 3,500± SF

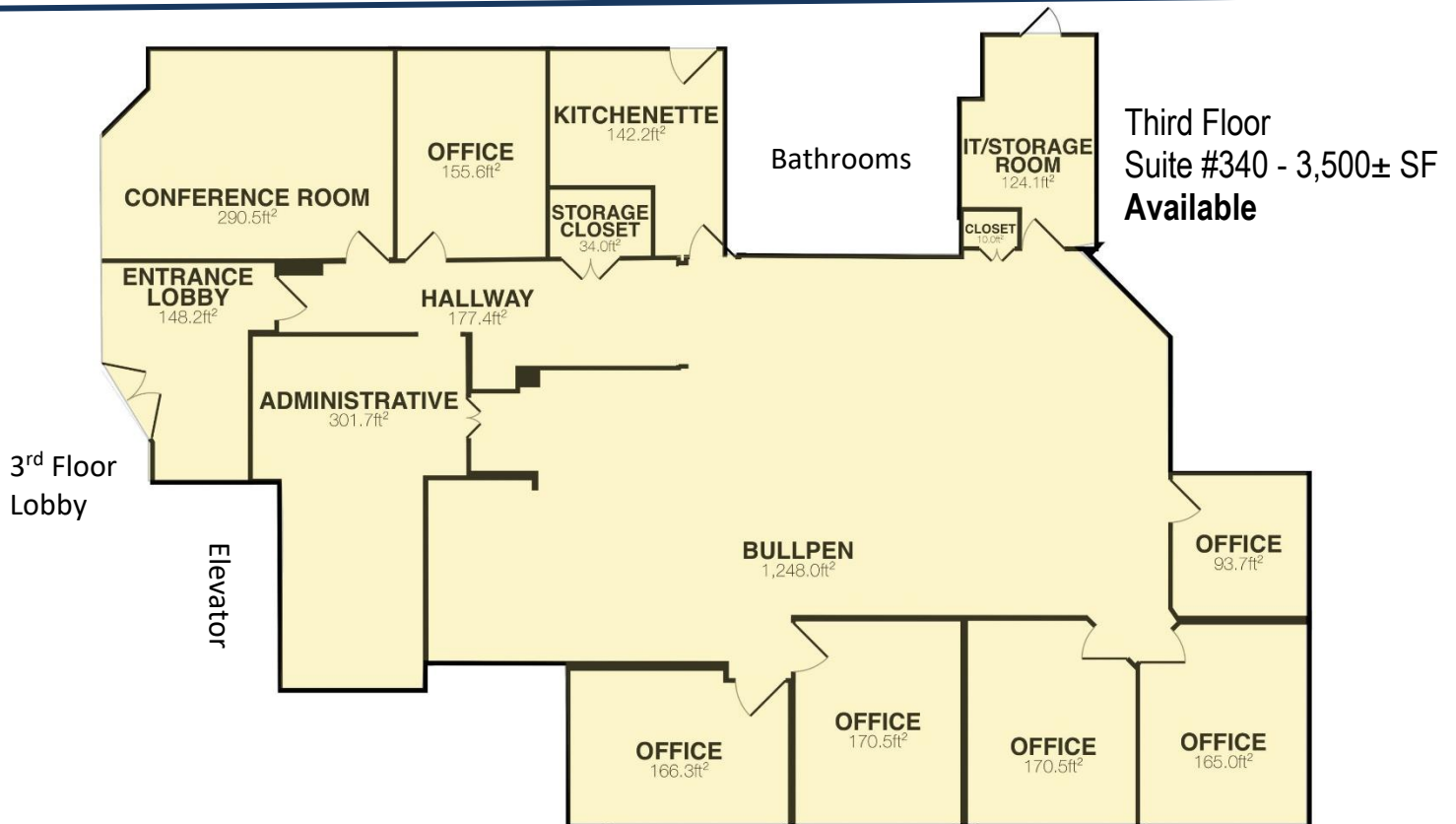
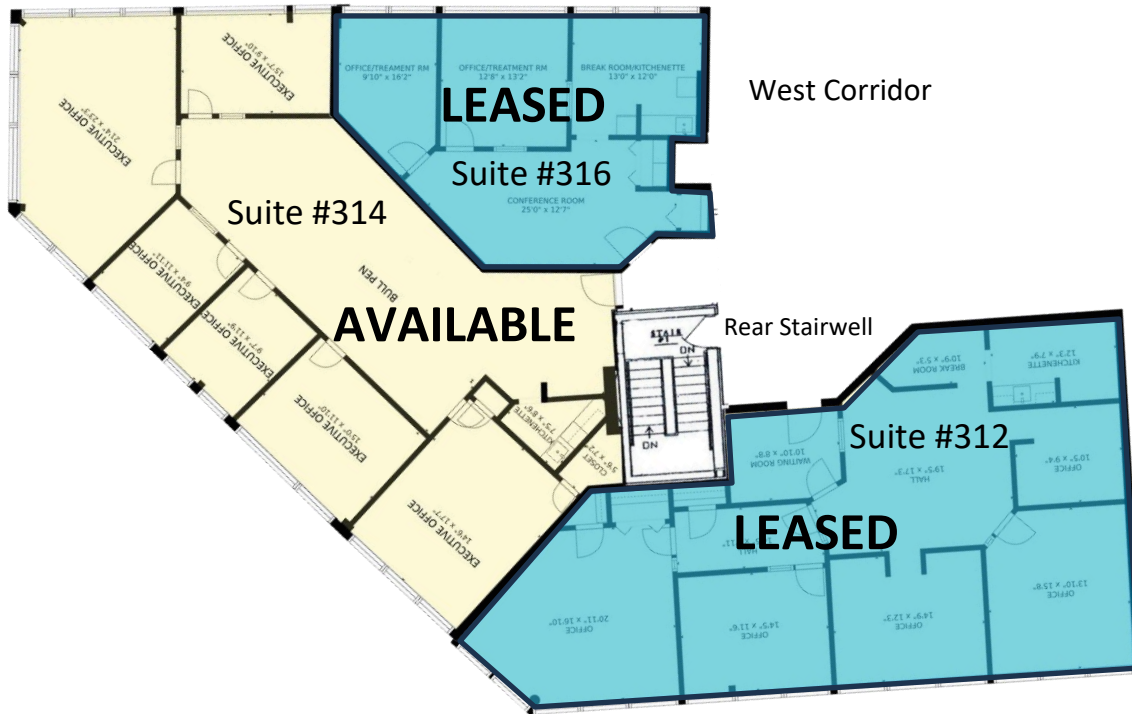
500 East Main Street (Route 1), Branford, CT 06405

LEASE RATE: \$16.50/SF NNN

Ranked in Top 50

Commercial Firms in U.S.

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



NON ARCHITECTURAL DRAWINGS – FOR INFORMATIONAL PURPOSES ONLY