

# FOR LEASE | 960± SF MEDICAL / OFFICE SPACE

2 Summit Place, BRANFORD

LEASE RATE: \$21/SF Gross + Utilities

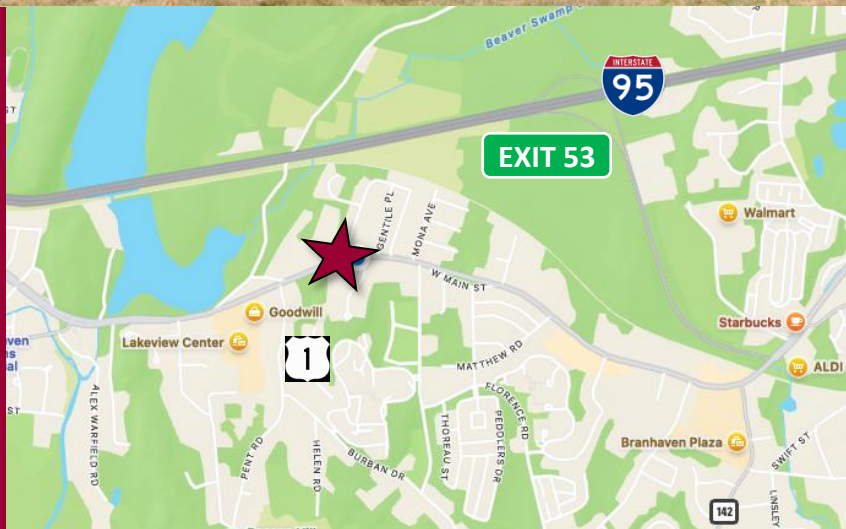


Ranked in Top 50  
Commercial Firms in U.S.



## 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

- Medical / Office Space
- 960± SF Available for Lease
- 3-Story Building with Elevator
- Route 1 Location
- Zoning: CP
- Easy access to I-95, Short Beach Exit 53
- Many area amenities
  - Shopping
  - Banking
  - Dining

For more information contact:

Sam Crampton | 203-343-8426 | [scrampton@orlcommercial.com](mailto:scrampton@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.

# FOR LEASE | 960± SF MEDICAL / OFFICE SPACE

2 Summit Place, BRANFORD



Ranked in Top 50  
Commercial Firms in U.S.

LEASE RATE: \$21/SF Gross + Utilities

## BUILDING INFORMATION

GROSS BLDG AREA 15,648± SF  
AVAILABLE AREA 960± SF  
NUMBER OF FLOORS 3  
CONSTRUCTION Brick  
ROOF TYPE T&G/ Rubber  
YEAR BUILT 1986

## SITE INFORMATION

SITE AREA 0.77± Acres  
ZONING CP  
PARKING Ample Open Parking  
SIGNAGE Monument  
VISIBILITY Excellent  
HWY ACCESS I-95  
TRAFFIC COUNT 17,644±

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Hot Water  
ELEVATOR Yes

## UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

## EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

**COMMENTS** O,R&L Commercial is pleased to offer 960± SF of 3<sup>rd</sup> Floor Medical / Office space for Lease at 2 Summit Place in Branford, CT. The professional office building is multi-tenanted, 3 stories with an elevator, constructed in 1986, and is in close proximity to Route 1's many amenities. The available 960 squarefoot space is already built out for medical use with features like

- Examination Rooms
- Private Offices
- Reception area

**DIRECTIONS** I-95 to Exit 53 to West Main Street / Route 1

## Property Highlights

- Medical / Office Space
- 960± SF Available for Lease
- 3-Story Building with Elevator
- Route 1 Location
- Zoning: CP
- Easy access to I-95, Short Beach Exit 53
- Many area amenities
  - Shopping
  - Banking
  - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Sam Crampton | 203-343-8426 | [scrampton@orlcommercial.com](mailto:scrampton@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.