



COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



FOR SUBLEASE

144 NORTH MAIN STREET, BRANFORD, CT 06405

2,532± SF OFFICE / MEDICAL CONDO

SUBLEASE RATE \$16.50/SF NNN

HIGHLIGHTS

- Professional Office / Medical Condo for Sublease
- 2,532± SF Available
- Multiple Offices & Waiting Area
- Route 1 Location
- Great Access to Highway at Exit 54 (Cedar Street Exit)

CONTACT

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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: 12,800± SF Building
AVAILABLE AREA: 2,532± SF Office Condo
OF FLOORS: 1
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 1976

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Electric, Forced Air

SITE INFORMATION

SITE AREA: Condominium / Land in Common
ZONING: BL – Local Business
PARKING: 60 Spaces, Open
SIGNAGE: Building
VISIBILITY/FRONTAGE: Excellent, 266 Feet
HWY ACCESS: I-95, Exit 54 – Cedar Street
TRAFFIC COUNT: 13,300±

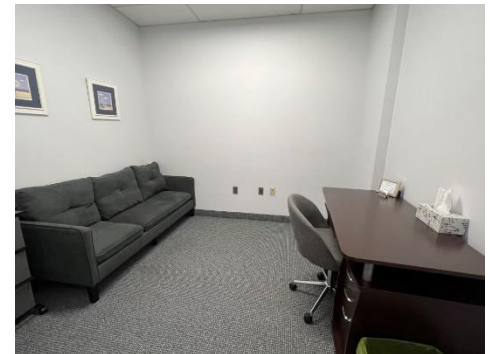
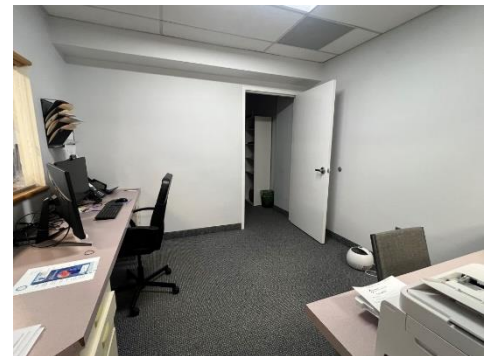
UTILITIES

SEWER: Public Connected
WATER: Public Connected

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord
UTILITIES: ☒ Tenant ☐ Landlord
INSURANCE: ☒ Tenant ☐ Landlord
MAINTENANCE: ☒ Tenant ☐ Landlord
JANITORIAL: ☒ Tenant ☐ Landlord

O,R&L Commercial is pleased to offer a 2,532± SF professional Office / Medical condo available for Sublease located at the corner of Route 1's North Main Street and North Ivy Street. The space consists of a waiting area / reception area, multiple private offices and a conference room. The property offers plenty of off-street parking and convenient access to I-95 at Exit 54 (Cedar Street Exit)



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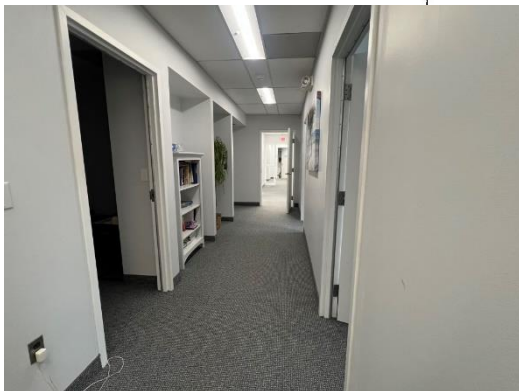
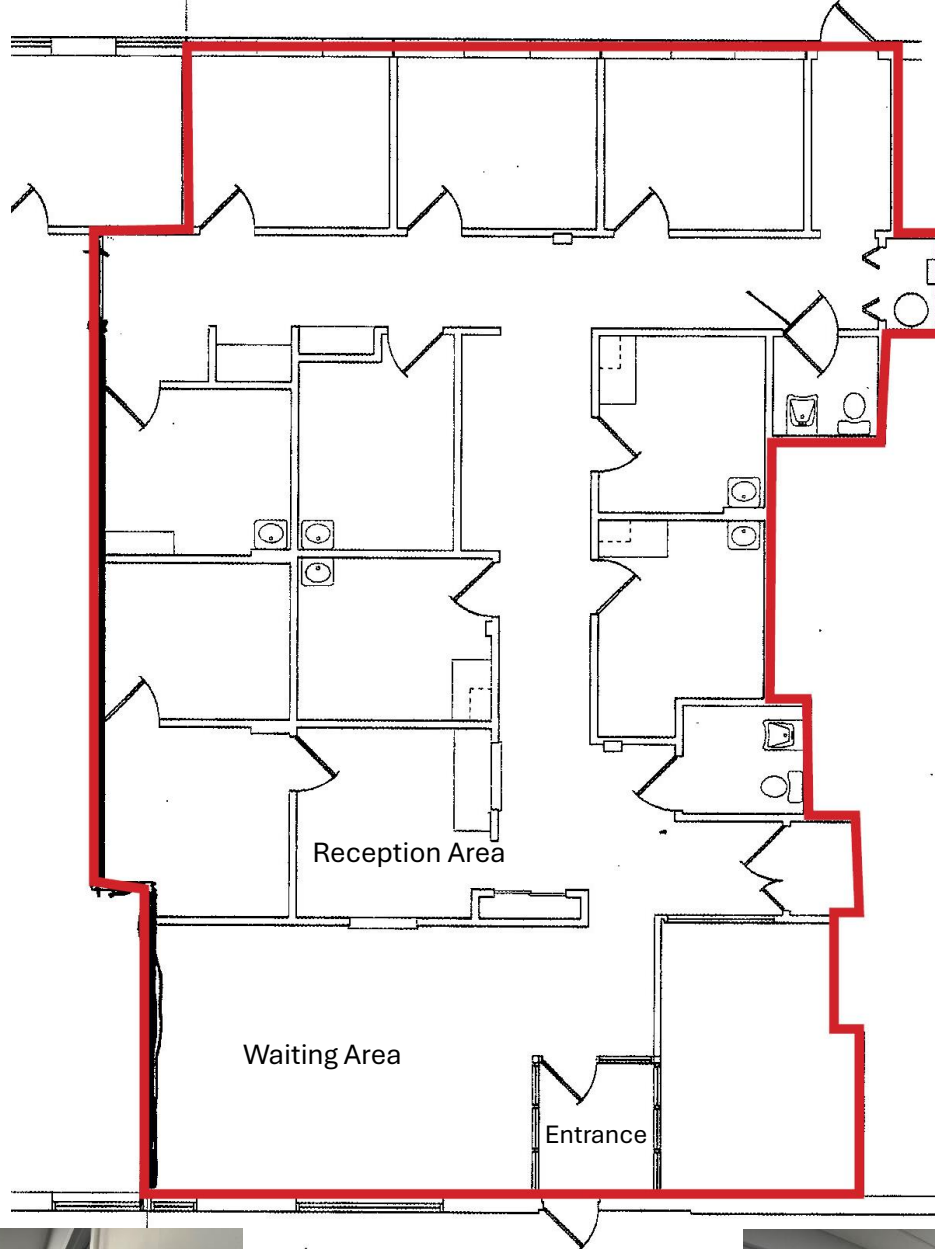
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