

# 1,000 SF Office Suite in Stony Creek

1,000 Sqft - 28 School Street, Branford,  
Connecticut 06405

## Property Description

A 1,000 SF 2nd Floor 2-Office Suite in the Old Schoolhouse in Stony Creek. This newly refinished space features 2 Private Offices, a large open area, kitchenette, a furnished common lobby/lounge/seating area with lav, an abundance of natural light through large windows, high ceilings and hardwood floors. Ideally located in idyllic Stony Creek. Walk to the water or to the many other shops & restaurants close by. \$1,350.00/Month/Gross.

## Availability

Listing Type: **For Lease**

Property Type: **Office**

Price: **\$1,325**

Price Type: **/Month Gross**

Square Footage: **1,000 Sqft**

Minimum Ceiling Height: **11 ft**

Maximum Ceiling Height: **11 ft**

Present Use:: **Former School Classroom**

Potential Use:: **Any office use**

## Address Map

Unit #: **2nd Floor**

Address: **28 School Street,  
Branford,  
Connecticut 06405**

Country: **US**

State: **CT**

City: **Branford**

Zipcode: **06405**

## Features

- Lobby
- Private Offices: **2**
- Open Workstation Area
- Kitchen/Breakroom
- File Storage Space
- Storage
- Lav
- Nearby Shops/Restaurants/Businesses

## Building Details

---

Stories:	<b>3</b>
Year Built:	<b>1893</b>
Condition:	<b>Good</b>
Roof:	<b>Asphalt Shingle Gabled</b>
Construction Type:	<b>Wood Frame</b>
Total Floor Area:	<b>11,833 Sqft</b>

## Utilities

---

Availability:	<b>Connected</b>
Source:	<b>Municipal</b>
Type:	<b>Sewer</b>
Availability:	<b>Connected</b>
Availability:	<b>Connected</b>
Provider:	<b>Public Utility</b>
Volts:	<b>110</b>
Amps:	<b>200</b>
Phase:	<b>I</b>

## Assessment

---

Land:	<b>\$0</b>
Building:	<b>\$0</b>
Total:	<b>\$0</b>
Taxes:	<b>\$0</b>

## Agent Info

---

## Site

---

Lot(s):	<b>1</b>
Area SF:	<b>60,984 Sqft</b>
Acreage:	<b>Call</b>
Parking:	<b>301</b>
Zoning:	<b>R2</b>
Frontage:	<b>0 ft</b>
Depth:	<b>Varies</b>
Condition of Site:	<b>Level/Dry</b>
Restrictions:	<b>Subject to other tenants' rights.</b>

## Mechanicals

---

Air Conditioning:	<b>Window Units</b>
Sprinkler:	<b>Yes</b>


## Transportation


---


Turnpike:	<b>I-95</b>
Exit:	<b>56</b>



Kristin Geenty

 [www.GeentyGroup.com](http://www.GeentyGroup.com)

 203.488.1005

 [Kris@GeentyGroup.com](mailto:Kris@GeentyGroup.com)

*203.488.1005 - 765 East Main Street*

---