



## 764 EAST MAIN STREET – BRANFORD

2,200 SF FLOOR-THROUGH OFFICE SUITE

**\$2,200.00/MO  
+ UTILITIES**

**FOR LEASE:** Approximately 2,300 SF of very nice, clean, bright, open floor plan office space. 3 private offices, 3 semi-private workstation offices, all with built-in floor-to-ceiling glass and smoked glass walls. Hardwood floors throughout. Kitchenette with sink. Street front exposure with signage on US-1. Approximately 1 mile from I-95, exit 56, near the Guilford town line. \$2,200/Month + Utilities.

Present Use: Office

Potential Use: Any Office Use

**Directions:** I-95N, Exit 56. LEFT off exit. Continue to US-1. RIGHT. Continue 1 mile to #764 on LEFT.

**I-95S, Exit 56. RIGHT on E. Industrial Dr to Pin Oak Dr. LEFT to Sycamore Way. LEFT to US-1. RIGHT to #764.**

<b><u>AVAILABILITY</u></b>	SF Available: 2,300	Ceiling Height: 9'	Overhead Doors: N/A	Minimum
	SF Available Office: 2,300	Ceiling Height: 9'	Truck Docks: N/A	Subdivide:
<b><u>BUILDING INFORMATION</u></b>	Stories: 2		Overhead Doors: 0	Size:
	First Floor Area: 2,500 SF	Ceiling Height:	Truck Dock(s): 0	Size:
	Second Floor Area: 2,500 SF	Ceiling Height:	Year Built: 1993	
	Third Floor Area:	Ceiling Height:	Condition: Excellent	
	Other Floor Areas:	Ceiling Height:	Construction Type: Wood Frame	
	Office Area: 5,000 SF		Roof: Asphalt Shingle/Gabled	
<b><u>LAND</u></b>	Total Floor Area: 5,000 SF		Lin. Ft. Clear Span:	
	Lot(s): 1		Frontage: 100	
	Area SF: 24,394		Depth: Varies	
	Acres: .56		% Land Coverage: 30	
	Parking: 15		% Building Coverage Permitted: 30	
	Zoning: BR		Condition of site: Level/Dry	
	Restrictions/Easements: Subject to the rights of other tenants			
<b><u>Utilities</u></b>	<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>	
Water: City	Elevator Size: N/A	Land:	Bus Service: Yes	
Gas: Yes	Heating: Gas Hot Air	Building:	Distance: Street	
Volts: 110	Air Conditioning: Fully	Total:	Turnpike: I-95	
Amps: 100	Sprinkler: No	Mills:	Exit: 56	
Phase: I	Other Equipment:	Taxes:		
Sewer: City		A/S:		

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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