



764 EAST MAIN STREET – 2nd Floor - BRANFORD **\$8.80/SF + UTILITIES**
2,500 SF 2ND FLOOR OFFICE – DIVISIBLE TO 1,000SF OR 1,500 SF

FOR LEASE: 2500 total SF of 2nd Floor Office Space available in a well-maintained multi-tenant building on US-1 in Branford. Sub divisible to 1,000 SF or 1500SF. Ideal for businesses seeking "bargain" rental rates. Street front exposure with signage on US-1. Approximately 1 mile from I-95, exit 56, near the Guilford town line. Light, bright, & well located to I-95, restaurants, etc. Rent does not include utilities. \$2,250.00/month for entire floor, \$745.00/month for 1,000 SF, \$1,100.00/month for 1,500 SF.

Present Use: Office
Potential Use: Any Office Use

Directions:

<u>AVAILABILITY</u>	SF Available: 2,500 SF Available Office:	Ceiling Height: 8' Ceiling Height:	Overhead Doors: Truck Docks:	Minimum Subdivide: 1,000 SF
<u>BUILDING INFORMATION</u>	Stories: 2 First Floor Area: 2,500 SF Second Floor Area: 2,500 SF Third Floor Area: Other Floor Areas: Office Area: Total Floor Area: 5,000 SF	Ceiling Height: 9' Ceiling Height: 8' Ceiling Height: Ceiling Height:	Overhead Doors: Truck Dock(s): Year Built: 1993 Condition: Excellent Construction Type: Wood Frame Roof: Asphalt Shingle/Gabled Lin. Ft. Clear Span:	Size: Size:
<u>LAND</u>	Lot(s): 1 Area SF: 24,394 Acres: .56 Parking: 15 Zoning: BR Restrictions/Easements: Subject to the rights of other tenants		Frontage: 100 Depth: Varies % Land Coverage: 30 % Building Coverage Permitted: 30 Condition of site: Level/Dry	
<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>	
Water: City Gas: PubUtil Volts: 110/240 Amps: 100 Phase: I Sewer: City	Elevator Size: N/A Heating: Gas Hot Air Air Conditioning: Fully Sprinkler: No Other Equipment:	Land: Building: Total: Mills: Taxes: A/S:	Bus Service: Yes Distance: Street Turnpike: I-95 Exit: 56	

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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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