



764 EAST MAIN STREET – 2nd Floor - BRANFORD

1,500 SF 2ND FLOOR OFFICE ON US-1 IN BRANFORD

**\$8.80/SF
+ UTILITIES**

FOR LEASE: FOR LEASE: 1,500 SF of 2nd Floor Office Space available in a well-maintained multi-tenant building on US-1 in Branford. Ideal for businesses seeking "bargain" rental rates. Space includes two private offices and two large rooms. 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. \$1,100.00/month.

Present Use: Office

Potential Use: Any Office Use

Directions:

<u>AVAILABILITY</u>	SF Available:	1,500	Ceiling Height:	8'	Overhead Doors:	Minimum	1,000 SF
	SF Available Office:	1,500	Ceiling Height:	8'	Truck Docks:	Subdivide:	
<u>BUILDING INFORMATION</u>	Stories:	2	Ceiling Height:	9'	Overhead Doors:	Size:	
	First Floor Area:	2,500 SF	Ceiling Height:	8'	Truck Dock(s):	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:		Ceiling Height:		Roof:	Asphalt Shingle/Gabled	
<u>LAND</u>	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							
<u>Utilities</u>	<u>Mechanical Equipment</u>			<u>Assessment</u>		<u>Transportation</u>	
Water: City	Elevator Size:	N/A	Land:			Bus Service:	Yes
Gas: PubUtil	Heating:	Gas Hot Air	Building:			Distance:	Street
Volts: 110/240	Air Conditioning:	Fully	Total:			Turnpike:	I-95
Amps: 100	Sprinkler:	No	Mills:			Exit:	56
Phase: I	Other Equipment:		Taxes:				
Sewer: City			A/S:				

**Kristin Geenty
203-488-1005**

Kris@GeentyGroup.com

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