

# 28 SCHOOL STREET

**BRANFORD**

**SMALL OFFICE SOLUTIONS IN THE OLD SCHOOLHOUSE  
IN STONY CREEK**

**\$1,250.00 - 1,325.00/Month  
GROSS**

## FOR LEASE

950 - 1,950 SF of 2<sup>nd</sup> Floor Office/Open/Studio Space in the Old Schoolhouse in Stony Creek. Space features two 900+ SF spaces + a furnished common lobby/lounge/seating area with lav. Space 1 is 1000 SF with two private offices, a large open area & kitchenette. Space #2 is 930 SF wide open space. Both spaces feature 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. 2-Office Suite: \$1,350.00/Mo. Open 930 SF: \$1,250.00/Mo.

**Present Use: Former Classrooms**

**Potential Use: Small office, studio, wellness, etc.**

### AVAILABILITY

SF Available:	1,950	Ceiling Height:	11'	OH Doors:	NA
SF Available Office:	1,950	Ceiling Height:	11'	Truck Docks:	NA
Minimum Subdivide:	950				

### BUILDING INFORMATION

Stories:	3	Ceiling Height:	
First Floor Area:	5,818	Ceiling Height:	
Second Floor Area:	4,010	Ceiling Height:	
Third Floor Area:	2,005	Ceiling Height:	
Other Floor Areas:		Ceiling Height:	
Office Area:			
Total Floor Area:	11,833 SF		
Overhead Doors:	0	Size:	
Truck Dock(s):	0	Size:	
Year Built:	1893		
Condition:	Good		
Construction Type:	Wood Frame		
Roof:	Asphalt Shingle/Gabled		
Lin. Ft. Clear Span:			

### LAND

Lot(s):	1	Frontage:	127'
Area SF:	60,984	Depth:	Varies
Acres:	1.4	% Land Coverage:	
Parking:	30	% Building Coverage Permitted:	
Zoning:	R2	Condition of site:	Level/Dry

### ASSESSMENT

Land:	
Building:	
Total:	
Mills:	
Taxes:	

### TRANSPORTATION

Bus Service:	
Distance:	
Turnpike:	I-95
Exit:	56
Distance:	2 Miles



### UTILITIES

Water:	Municipal
Sewar:	Municipal
Gas:	Yes

### POWER

Volts:	110
Amps:	200
Phase:	I

### MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Oil
Air Conditioning:	Window Units
Sprinkler:	Yes
Other Equipment:	



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The **GEENTY GROUP**, Realtors



# 28 SCHOOL STREET

**BRANFORD**

**1,200 SF OF 1<sup>ST</sup> FLOOR OPEN OFFICE/RETAIL/STUDIO SPACE  
IN THE OLD SCHOOLHOUSE IN STONY CREEK**

**\$1,350.00/Month  
+Utilities**

## FOR LEASE

1,200 SF of 1st Floor Open Office/Studio/Retail space in the historic Stony Creek School building. Space features an abundance of natural light, hardwood floors, 11' ceilings, 1 private office, three exterior entrances, 2 lavs, a sink/coffee counter and a private deck/patio. Friendly community of tenants in a variety of businesses. Serene location. Walkable to the water or to the many shops, restaurants and businesses close by. Plenty of parking adjacent to space. \$1,350/month + Utilities.

**Present Use: Formerly a school classroom.  
Potential Use: Small office, studio, retail**

### AVAILABILITY

SF Available:	1,200	Ceiling Height:	11'	OH Doors:	n/a
SF Available Office:	1,200	Ceiling Height:	11'	Truck Docks:	n/a
Minimum Subdivide:	0				

### BUILDING INFORMATION

Stories:	3	Ceiling Height:	
First Floor Area:	5,818	Ceiling Height:	
Second Floor Area:	4,010	Ceiling Height:	
Third Floor Area:	2,005	Ceiling Height:	
Other Floor Areas:		Ceiling Height:	
Office Area:			
Total Floor Area:	11,833		
Overhead Doors:	0	Size:	
Truck Dock(s):	0	Size:	
Year Built:	1893		
Condition:	Good		
Construction Type:	Wood Frame		
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Acres:	1.4	% Land Coverage:	
Parking:	30	% Building Coverage Permitted:	
Zoning:	R2	Condition of site:	Level/Dry

### ASSESSMENT

Land:	
Building:	
Total:	
Mills:	
Taxes:	

### TRANSPORTATION

Bus Service:	
Distance:	
Turnpike:	I-95
Exit:	56
Distance:	3 Miles

### UTILITIES

Water:	Municipal
Sewar:	Municipal
Gas:	Yes

### POWER

Volts:	110
Amps:	200
Phase:	1

### MECHANICAL EQUIPMENT

Elevator Size:	na
Heating:	
Air Conditioning:	Window Units
Sprinkler:	Yes
Other Equipment:	



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