

28 SCHOOL STREET

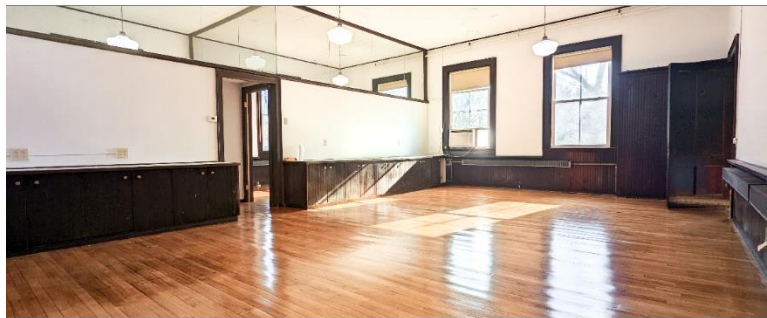
BRANFORD

**2-OFFICE SUITE IN THE OLD SCHOOLHOUSE
IN STONY CREEK**

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

FOR LEASE

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. \$1,325.00/Month/Gross.



Present Use: Former Classrooms

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

AVAILABILITY

SF Available:	1,000	Ceiling Height:	11'	OH Doors:	NA
SF Available Office:	1,000	Ceiling Height:	11'	Truck Docks:	NA
Minimum Subdivide:	1,000				

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:	No
Distance:	NA
Turnpike:	I-95
Exit:	56
Distance:	2 Miles

UTILITIES

Water:	Municipal
Sewar:	Municipal
Gas:	Yes

POWER

Volts:	110
Amps:	200
Phase:	1

MECHANICAL EQUIPMENT

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



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