



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

500 East Main St (Route 1), Branford, CT 06405
MULTIPLE MEDICAL / OFFICE SUITES AVAILABLE:
Availabilities ranging from : 860± SF up to 3,667± SF Contiguous

LEASE RATE: \$16.50/SF NNN

HIGHLIGHTS

- High-End Professional Office Suites
 - 2nd Floor & 3rd Floor Availabilities
- Elevator Building
- Ample Parking – Partially Covered
- Nearby Access to I-95 Exits 55 & 56
- Located on Route 1
- Drive-through Bank Branch

Will Braun,  
Cell: 203-804-6001
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Nick Leone
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WWW.ORLCOMMERCIAL.COM

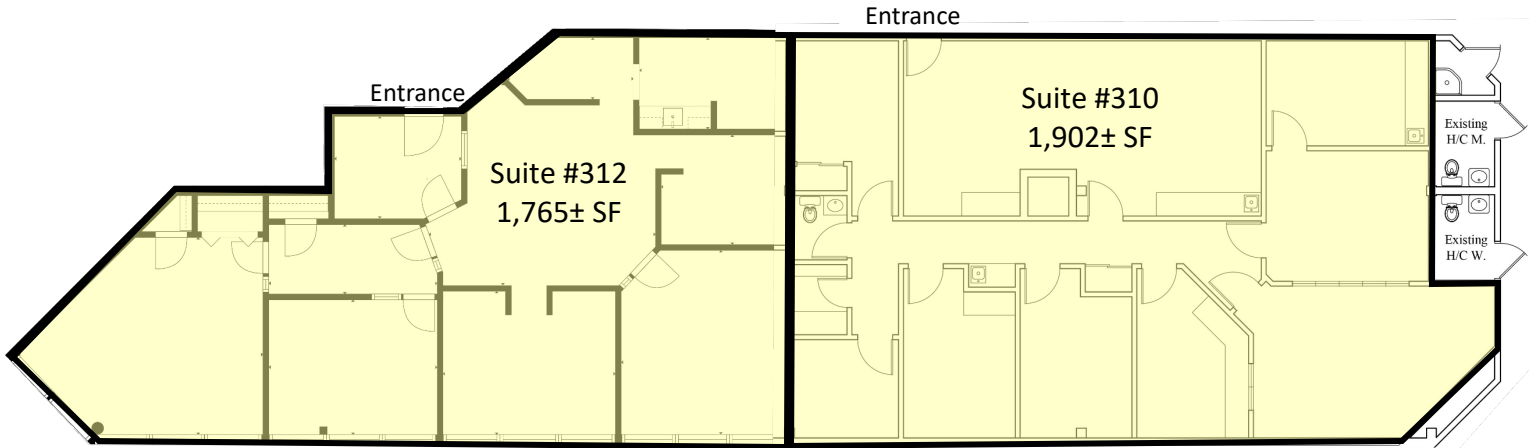


2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

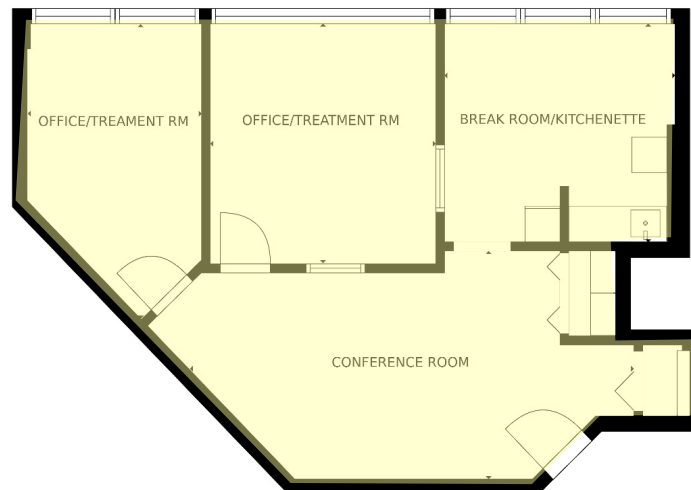
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

Suite #310 - 1,902± SF and Suite #312 - 1,765± SF
(3,667± SF Contiguous Available)

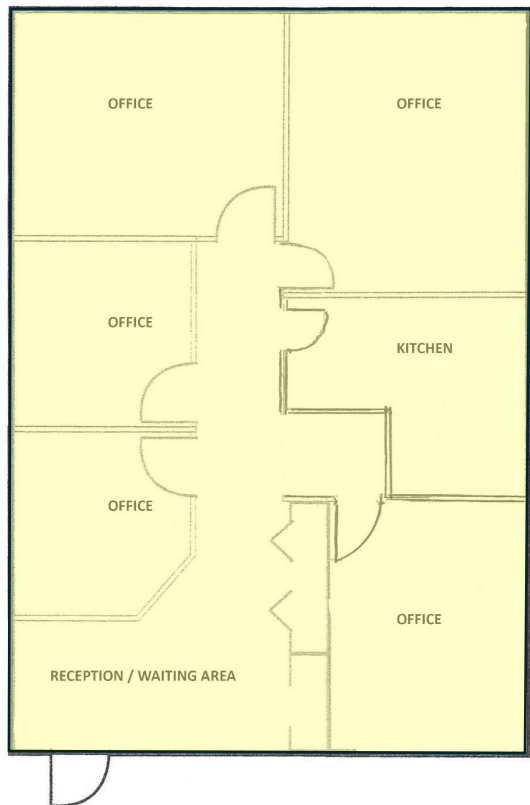


Suite #316 – Third Floor
860± SF Available

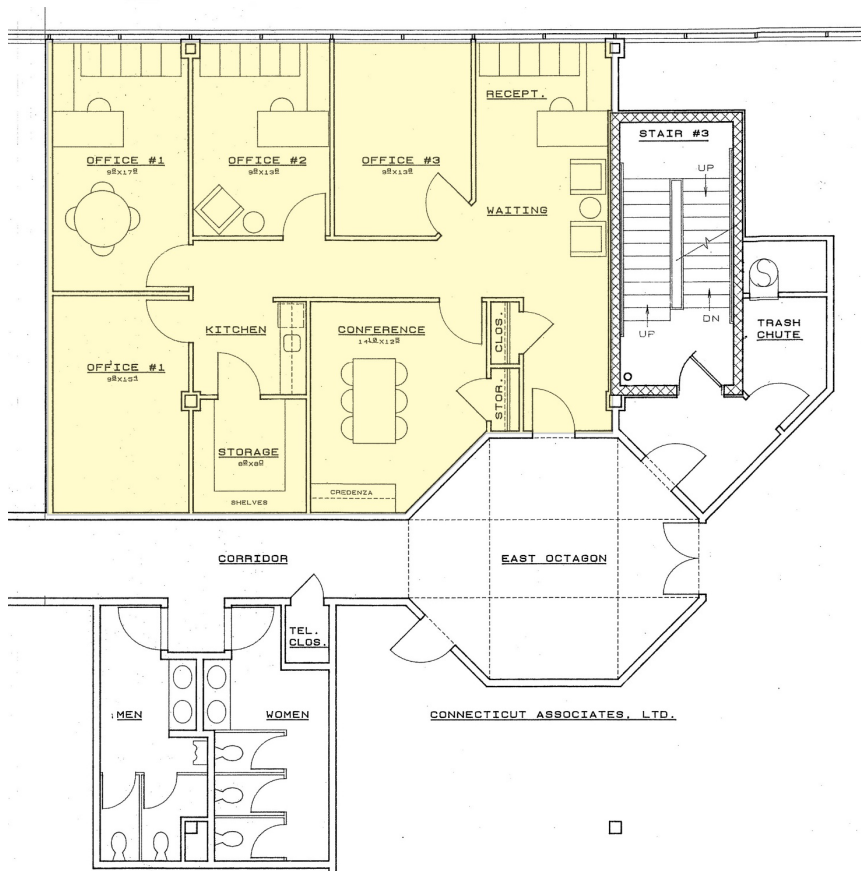


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MEDICAL / OFFICE SUITES AVAILABLE

FOR LEASE 



Suite #322 – Third Floor
 1,100± SF Available



Suite #208 – Second Floor
 1,437± SF Available



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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 4

BUILDING INFORMATION

GROSS BLDG AREA: 48,000± SF
AVAILABLE AREA: 10,564± SF (2nd & 3rd Floors)
MINIMUM SF: 860± SF - #316 - 3rd Floor
MAXIMUM SF: 3,667± SF #310 & #312 – 3rd Floor Contiguous. 3,500± SF #340 also available, floor plan not shown.
OF FLOORS: 3
CONSTRUCTION: Steel
ROOF TYPE: T&G / Rubber
YEAR BUILT: 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air
SPRINKLERED: Yes, Wet
ELECTRIC: 200amp
ELEVATORS: 2
GENERATOR: Services common areas

SITE INFORMATION

SITE AREA: 2.62± Acres
ZONING: IG-2
PARKING: Ample on-site, 90 spaces
SIGNAGE: Lobby & Entryway
VISIBILITY: Excellent
HWY ACCESS: I-95, Exit 55 & 56

UTILITIES

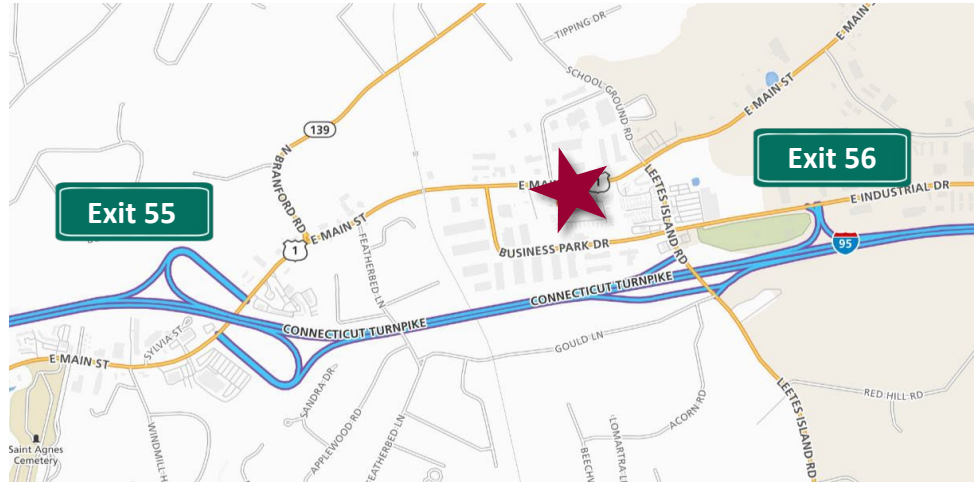
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$3,438,200
MILL RATE: 21.40
TAXES: \$73,577.48 / \$1.53psf

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



DIRECTIONS: I-95 to Exit 55 to East Main Street / Route 1 or Exit 56 to Leetes Island Road to East Main Street / Rou



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