



Ranked in Top 50  
Commercial Firms in U.S.



Branford Town Green

Main Street

# FOR LEASE

978-1004 Main Street, Branford, CT – BRANFORD TOWN CENTER  
OFFICE / RETAIL SPACE: 1,391± SF & 1,275± SF | 2,666± SF CONTIGUOUS  
LEASE RATE: \$25/SF Gross + Utilities

## HIGHLIGHTS

- 1,275± SF & 1,391± SF Office / Retail Space for Lease | 2,666± SF Contiguous
- Prime Downtown Location
- Directly Across from Branford Town Green & Town Hall
- Parking in Municipal Lot Behind Building & Street Parking
- Many Area Amenities within Walking Distance
- Archie Moore's Located Across Courtyard

Will Braun,    
Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

Nick Leone  
Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)



  [WWW.ORLCOMMERCIAL.COM](http://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](mailto:rlee@orlcommercial.com) | License: REB.0758300

# OR & L COMMERCIAL FOR LEASE

**LEASE RATE: \$25/SF Gross + Utilities**

**Branford Town Center – 978-1004 Main St**

**1,275± SF to 2,666± SF OFFICE / RETAIL SPACE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 33,616± SF

**AVAILABLE AREA:** Unit 1: 1,391 & Unit 2: 1,275± SF

**MAXIMUM AREA:** 2,666± SF Contiguous

**# OF FLOORS:** 3

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Asphalt Shingles

**YEAR BUILT:** 2004

## MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Forced Air, Heat Pump

## SITE INFORMATION

**SITE AREA/ZONING:** 0.39± Acre / BC

**PARKING:** Municipal Parking Lot Behind Building & Street Parking

**SIGNAGE:** Building

**VISIBILITY:** Excellent – Main Street

**HWY ACCESS:** I-95

**HIGH WALK SCORE:** High Foot Traffic

## UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$3,483,700

**MILL RATE/TAXES:** 21.4 | \$74,551.18

## EXPENSES

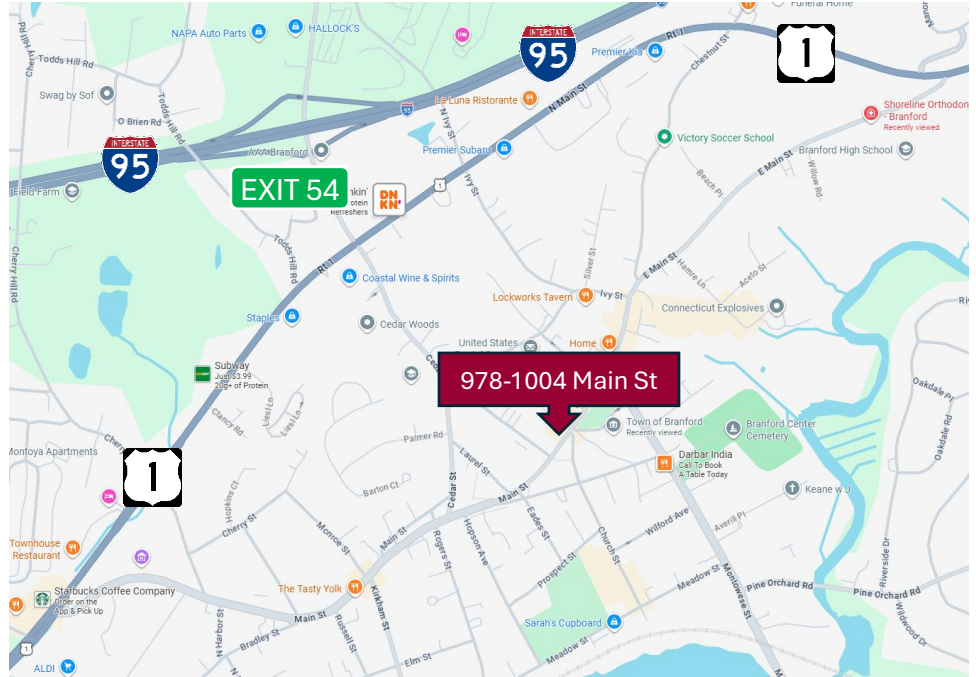
**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



**Will Braun,**    
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**J. Richard Lee**  
 Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



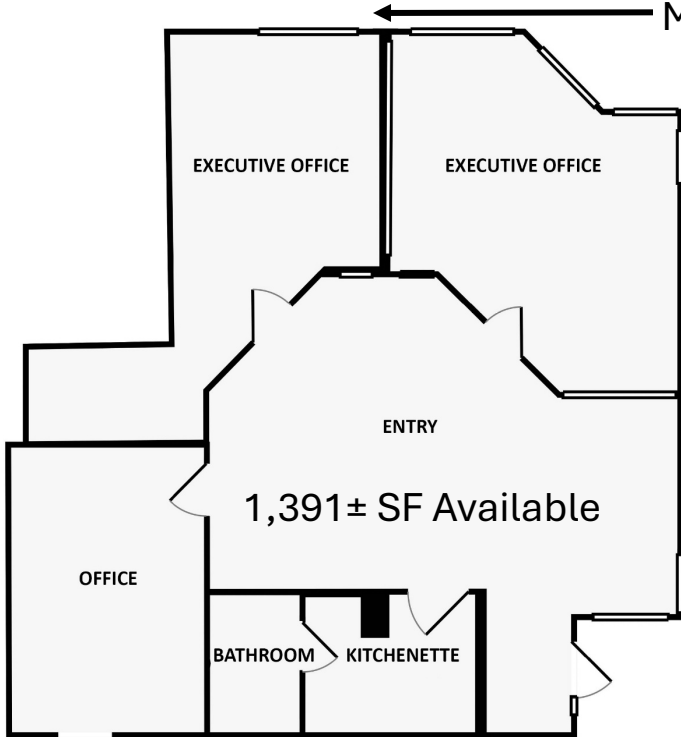
# FOR LEASE

**LEASE RATE: \$25/SF Gross + Utilities**

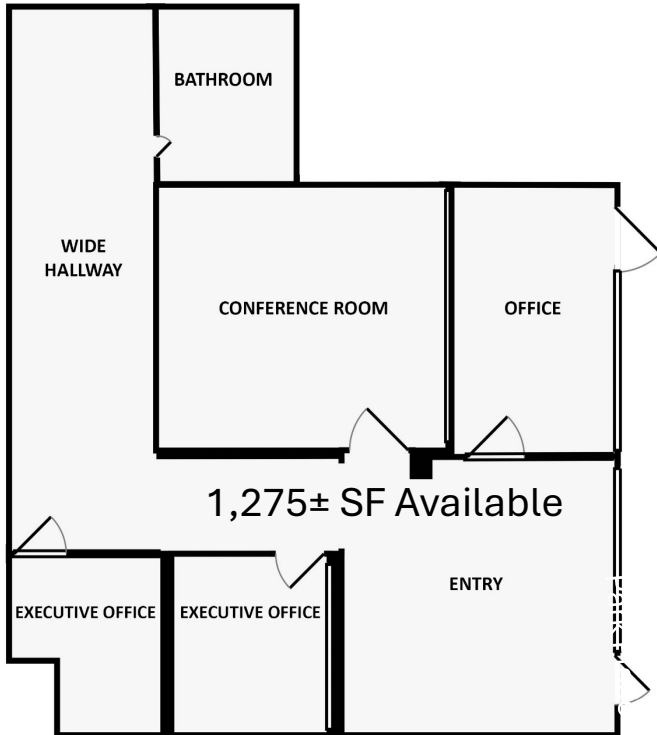
**Branford Town Center – 978-1004 Main St**

**1,275± SF TO 2,666± SF OFFICE / RETAIL SPACE**

Municipal Parking



2,666± SF Contiguous Available for Lease



Main Street

**Will Braun,**   
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**J. Richard Lee**  
 Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://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](mailto:rlee@orlcommercial.com) | License: REB.0758300