

LEASE RATE:
\$15-17.50/SF
Gross + Utilities

MEDICAL / OFFICE / RETAIL SPACE
15,058± SF AVAILABLE FOR LEASE
NEW CONSTRUCTION and EXPANSION
469 West Main Street (Route 1), Branford, CT 06405



NEW EXPANDED BUILDING – Ready for Occupancy Spring/2018



Branford Hill Plaza, Branford

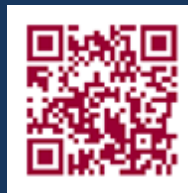
O,R&L Commercial is pleased to present 15,058± SF of Medical/Office/Retail Space for Lease at Branford Hill Plaza on U.S. Route 1 in Branford, CT.

Prominently located at the top of Branford Hill, the property is highly visible with average daily traffic counts exceeding 20,000 cars per day.

The new 2nd floor expansion (8,092± SF) with elevator access and remodeled building façade and upgraded grounds will be ready for occupancy Spring/2018. Uses can accommodate medical, business professional and retail tenants. Availabilities on first floor consist of 4,716± SF (divisible) overlooking Route 1 and 2,250± SF in a side suite.

FOR LEASE
15,058± SF
(Divisible)

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



For more information contact:

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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.

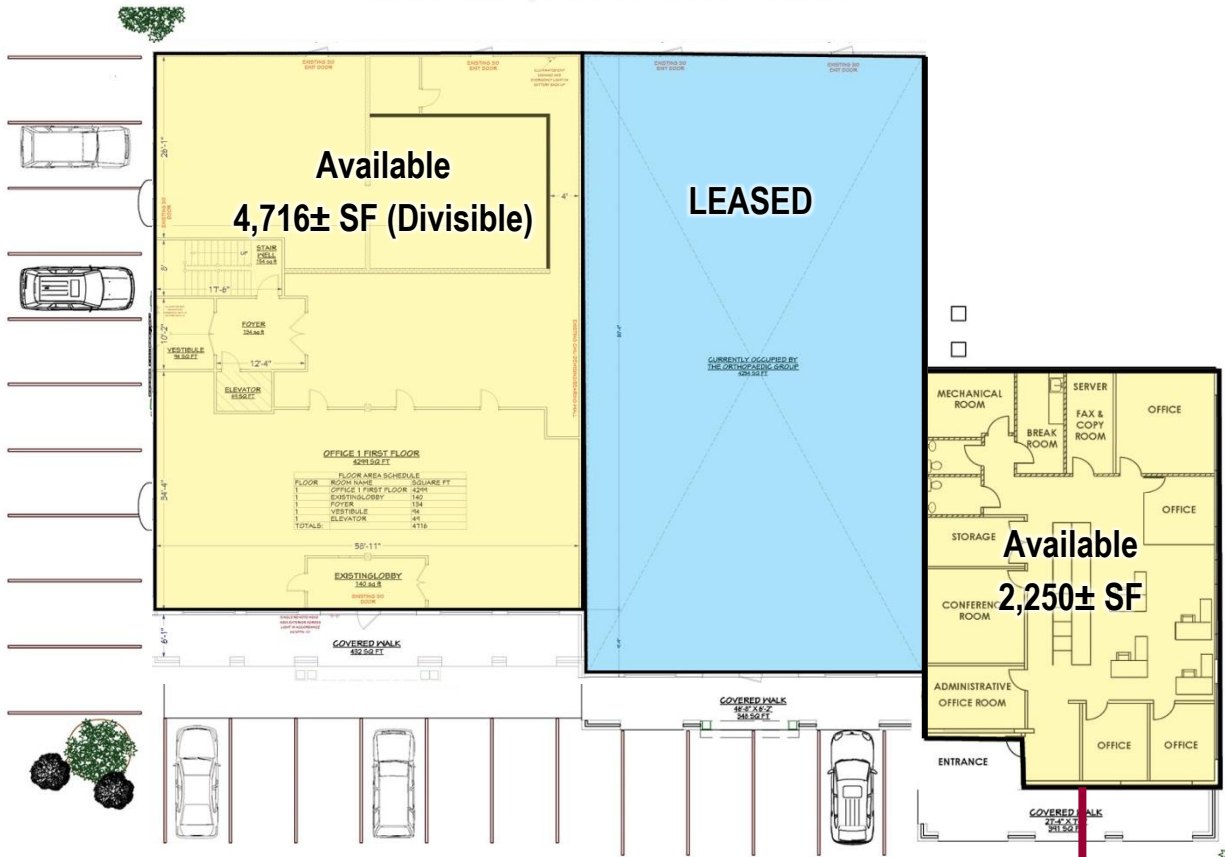
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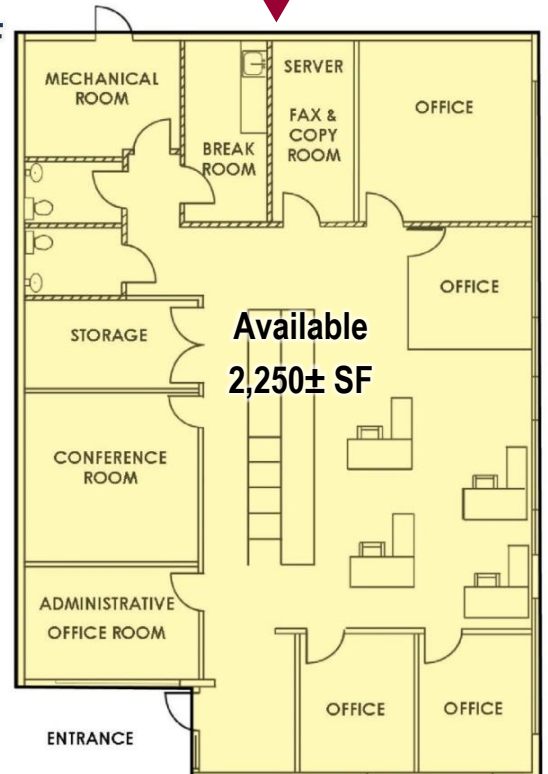
First Floor Front Suite – 4,716± SF (Divisible) – Directly Facing Route 1

Lease Rate: \$17.50/SF Gross + Utilities



First Floor Side Suite – 2,250± SF

Lease Rate: \$15/SF Gross + Utilities



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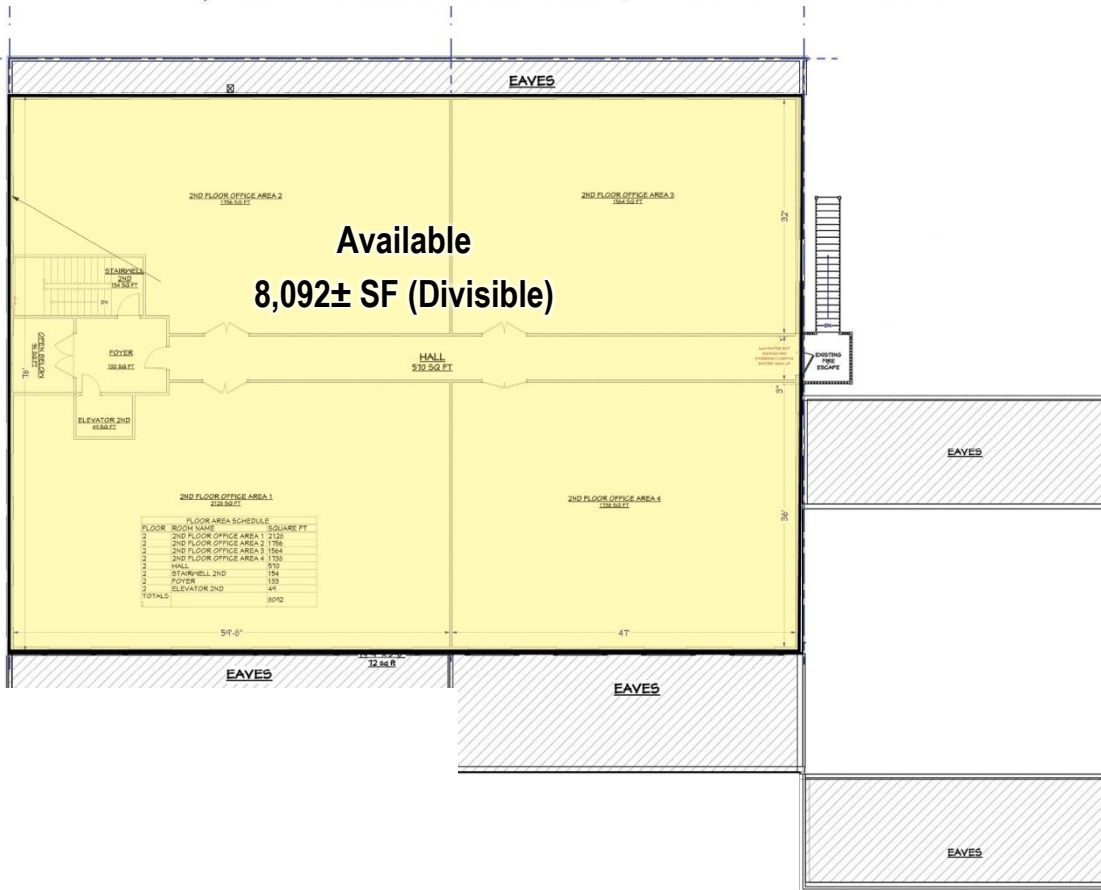
Gross + Utilities

Property Highlights

- 2 Story building
- Elevator access
- Central air
- Ample parking
- High traffic area – 20,000+ cars per day
- Excellent visibility
- Easy access to I-95 & I-91 interchange
- 1st Floor - 4,716± SF (front)
 - Divisible
- 1st Floor - 2,250± SF (side)
- 2nd Floor – 8,092± SF
 - Divisible

New 2nd Floor Plan (Divisible)

8,092± SF Available – Lease Rate: \$17.50/SF Gross + Utilities



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BUILDING INFORMATION:

GROSS BLDG AREA: 39,682± SF
AVAILABLE AREA: 15,058± SF (Divisible)
NUMBER OF FLOORS: 2
CONSTRUCTION: Brick / Frame
ROOF TYPE: Asphalt Shingles / Membrane
YEAR BUILT: 1986 / 2017 – 2nd Story

SITE:

SITE AREA: 1.03± acres
ZONING: CP
PARKING: ADD'L easement parking
SIGNAGE: Building
VISIBILITY: Excellent
HWY ACCESS: I-95

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas, Forced Air
ELEVATOR(S): 1

UTILITIES:

SEWER: Public Connected
WATER: Public Connected
GAS: Public Connected

EXPENSES:

RE TAXES: () Tenant (X) Landlord
UTILITIES: (X) Tenant () Landlord
INSURANCE: () Tenant (X) Landlord
MAINTENANCE: () Tenant (X) Landlord
JANITORIAL: (X) Tenant () Landlord

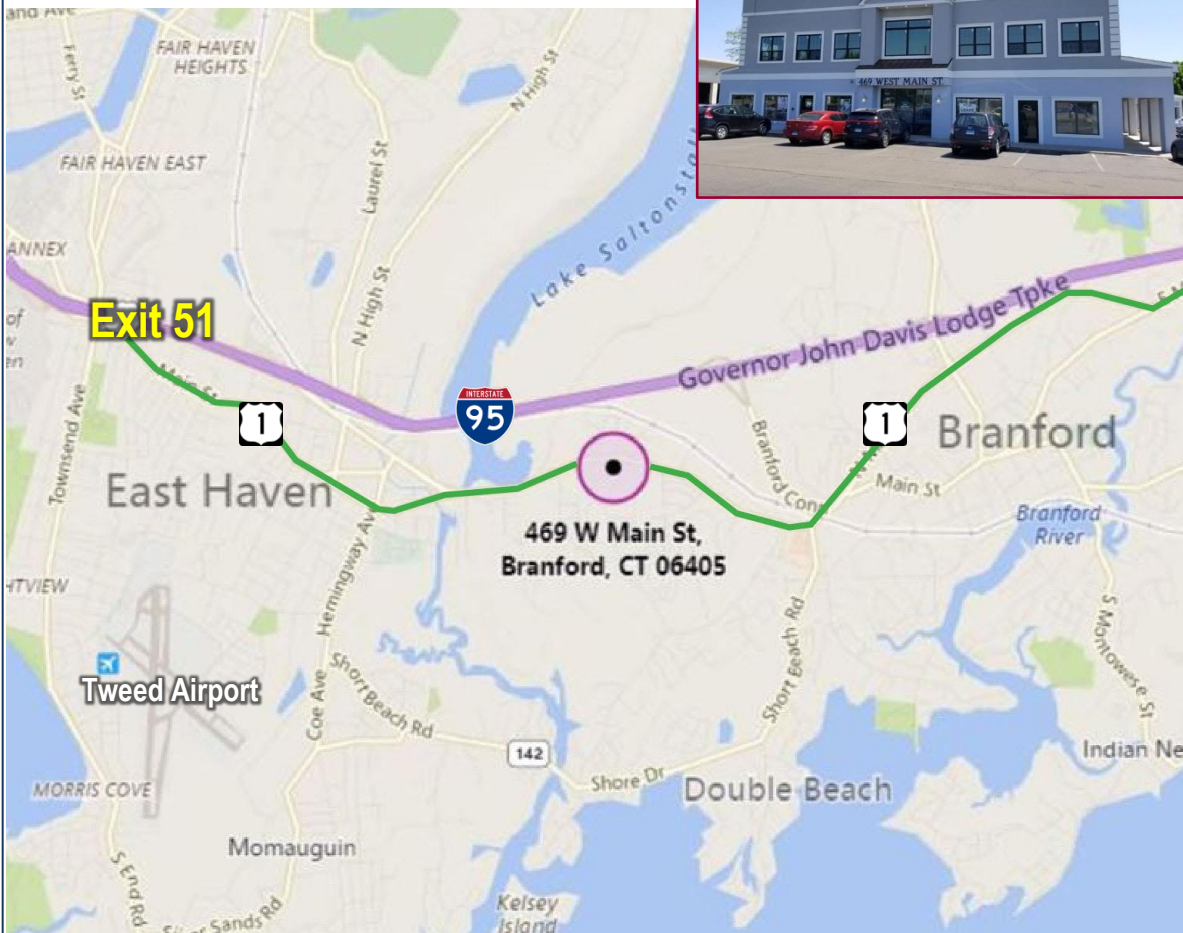
TAXES:

ASSESSMENT: TBD
MILL RATE: 28.47
TAXES: TBD

TRAFFIC COUNT: 20,000+ vehicles per day

COMMENTS: Branford Hill Plaza – 15,058± SF Medical / Office / Retail space available for lease on 2 floors. New 2nd floor expansion with elevator access & remodeled building façade / upgraded grounds will be ready for occupancy Spring 2018. Highly visible with average daily traffic counts exceeding 20,000 cars per day.

DIRECTIONS: I-95 to Exit 51 to Route 1 to (West Main St)



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