



**688 EAST MAIN STREET, BRANFORD, CT**

**\$11.75/SF NNN**

**10,313 SF OF WELL-APPOINTED OFFICE/FLEX SPACE FOR LEASE IN ORCHARD RESEARCH PARK**

**FOR LEASE: 10,000+ SF of very cool Suburban Class "A" office/flex space on busy US-1 in Branford. Currently fit up to include reception, 20 private offices, 2 conference rooms, 2 large bullpen areas and a kitchen/breakroom. Possible bioscience or flex. 1 Overhead Door Possible. Car charging stations on site. Ample parking. Conveniently located less than 1 mile from I-95. Net charges = \$3.75/SF (+/-)**

**Present Use: Previously a Regional Headquarters for bioscience property**

**Potential Use: Office, Flex, HQ, Bioscience, Medical**

**Directions: I-95N to Exit 56. Left on to Leete's Island Rd to US-1. Turn RIGHT. Continue 1 mile to property on right. I-95S to Exit 56. LEFT off of the exit to Leete's Island Road. Turn RIGHT, then follow as above.**

<b><u>AVAILABILITY</u></b>	SF Available:	10,313 SF	Ceiling Height: 15'6"	Overhead Doors: 1 Possible	Minimum
	SF Available Office:		Ceiling Height:	Truck Docks: 0	Subdivide: 5000 SF
<b><u>BUILDING INFORMATION</u></b>	Stories:	1		Overhead Doors: 4	Size:
	First Floor Area:	35,875 SF	Ceiling Height:	Truck Dock(s): 0	Size:
	Second Floor Area:	N/A	Ceiling Height:	Year Built: 2002	
	Third Floor Area:	N/A	Ceiling Height:	Condition: Excellent	
	Other Floor Areas:	N/A	Ceiling Height:	Construction Type: Block Masonry	
	Office Area:	N/A		Roof: Tar & Gravel	
	Total Floor Area:	38,875 SF		Lin. Ft. Clear Span:	
<b><u>LAND</u></b>	Lot(s):	1		Frontage:	1,415
	Area SF:	201683		Depth:	Varies
	Acres:	4.63		% Land Coverage:	Built-out
	Parking:	60		% Building Coverage Permitted:	30%
	Zoning:	IG-2		Condition of site:	Level
	Restrictions/Easements: Subject to other tenants' rights				
<b><u>Utilities</u></b>		<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>	<b><u>Transportation</u></b>
Water:	City	Elevator Size:	N/A	Land:	Bus Service: Yes
Gas:	Yes	Heating:	Gas Hot Air	Building:	Distance: Street
Volts:	110	Air Conditioning:	Fully	Total:	Turnpike: I-95
Amps:	100	Sprinkler:	Wet	Mills:	Exit: 56
Phase:	I	Other Equipment:		Taxes:	
Sewer:	City			A/S:	

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

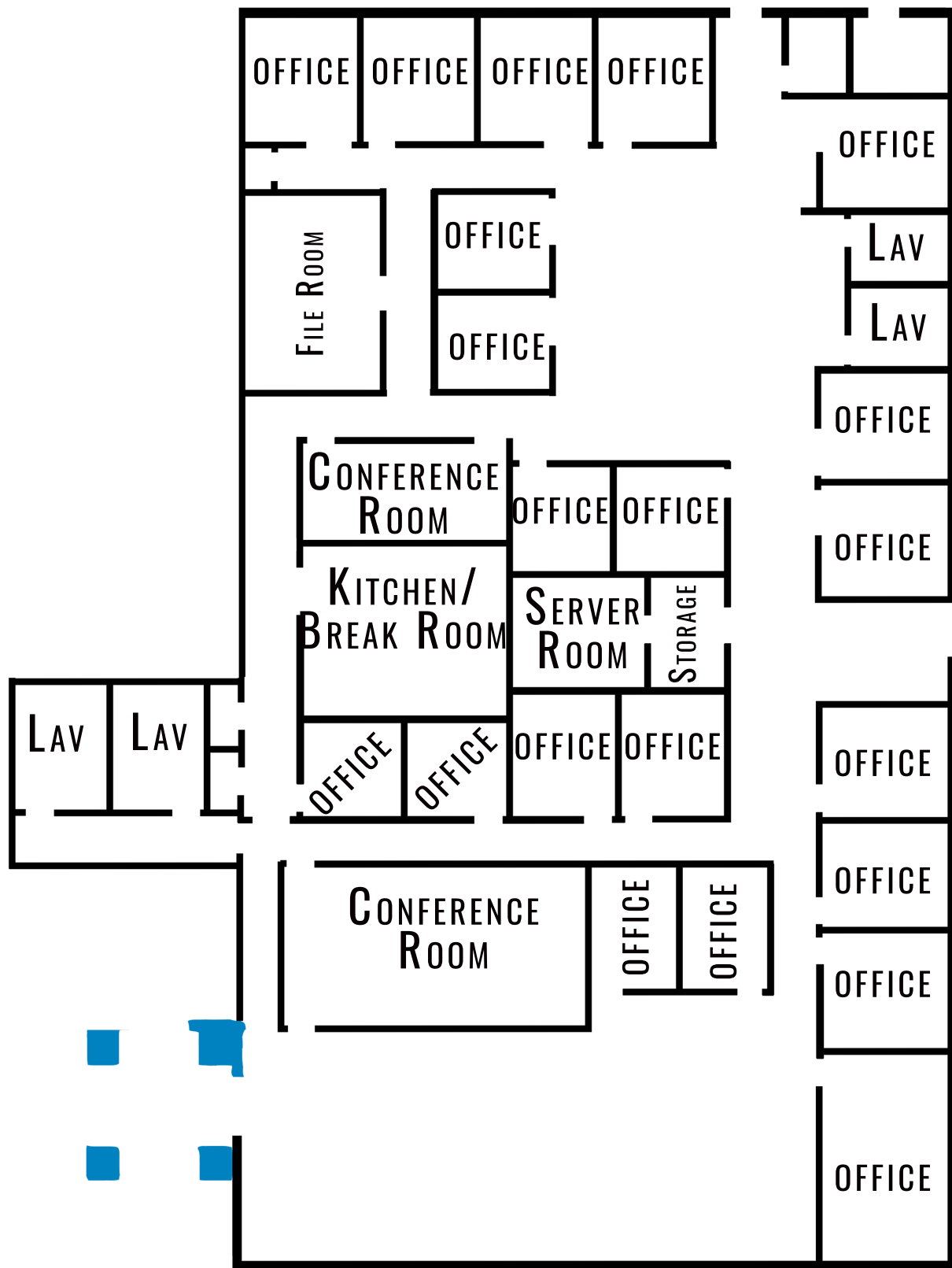
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10,313 SF  
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