



**780 EAST MAIN STREET, BRANFORD, CT**

**1,700SF OFFICE IN A 2-STORY FREESTANDING BUILDING**

**\$1450.00/MO  
+ UTILITIES**

**FOR LEASE: A 1,700SF, 2-story office building on East Main Street (US-1) in Branford—less than 1-mile from the Guilford Town Line. Perfect for attorneys, creatives, CPAs, consultants or any office use. Four private offices, two open work spaces, a kitchen, 2 lavs and 820SF of basement storage. Lots of natural light. Hardwood floors on the first floor with wall-to-wall carpeting on the 2<sup>nd</sup>. The many distinctive architectural features include moldings, built-ins, alcoves & a bay window. Many shops, banks, restaurants and services located close by. \$1,450/month + utilities.**

**Present Use: Vacant – Formerly office for a bioscience company**

**Potential Use: Any office use**

**Directions: I-95N, Exit 56. LEFT off exit to US-1. Turn RIGHT. Continue approximately 1mi to to #780 on LEFT. I-95S, Exit 57. RIGHT off exit. Continue approx 3mi to #780 on RIGHT.**

<b><u>AVAILABILITY</u></b>	SF Available: 1,700 SF Available Office: 1,700	Ceiling Height: 9' Ceiling Height: 9'	Overhead Doors: N/A Truck Docks: N/A	Minimum Subdivide: N/A
<b><u>BUILDING INFORMATION</u></b>	Stories: 2 First Floor Area: 1,026 SF Second Floor Area: 676 SF Third Floor Area: Other Floor Areas: 820 SF Office Area: 1,702 SF Total Floor Area: 1,702 SF	Ceiling Height: 9' Ceiling Height: 8' Ceiling Height: Ceiling Height:	Overhead Doors: N/A Truck Dock(s): N/A Year Built: 1900 Condition: Excellent Construction Type: Wood Frame Roof: Asphalt Shingle/Gabled Lin. Ft. Clear Span:	Size: Size:
<b><u>LAND</u></b>	Lot(s): 1 Area SF: Acres: 1.27 Parking: 10 Zoning: BR Restrictions/Easements: Subject to other tenant's rights		Frontage: 52' Depth: Varies % Land Coverage: % Building Coverage Permitted: Condition of site:	
<b><u>Utilities</u></b>	<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>	<b><u>Transportation</u></b>
Water: City Gas: Yes Volts: 110 Amps: 100 Phase: I Sewer: City	Elevator Size: N/A Heating: Oil Air Conditioning: Fully Sprinkler: None Other Equipment: None		Land: Building: Total: Mills: Taxes: A/S:	Bus Service: Yes Distance: Street Turnpike: I-95 Exit: 56

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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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