



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

144 North Main Street, Unit 2, Branford, CT 06405
1,280± SF PROFESSIONAL MEDICAL OFFICE CONDO

LEASE RATE: \$18.50/SF NNN

HIGHLIGHTS

- Medical Office Condo for Lease
- Currently Being Renovated by Owner
- Multiple Offices & Waiting Area
- Off-street Parking
- Route 1 Location
- Frontage: 266' - Route 1
- Frontage: 144' - North Ivy St
- 12,700 Average Daily Traffic (ADT)
- I-95, Exit 54 – Cedar Street Exit

CONTACT

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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

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FOR LEASE

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144 North Main Street, Unit 2, Branford, CT 06405

1,280± SF PROFESSIONAL MEDICAL OFFICE CONDO

BUILDING INFORMATION

GROSS BLDG AREA: 12,800± SF

AVAILABLE AREA: 1,280± SF

OF FLOORS: 1

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1976

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Electric, Forced Air

SITE INFORMATION

SITE AREA: Land in Common

ZONING: BL – Local Business

PARKING: 60 Spaces, 3.17/1,000

SIGNAGE: On Building

VISIBILITY/FRONTAGE: Excellent, 266 Feet on

Route 1, 144 Feet on N Ivy St

HWY ACCESS: I-95, Exit 54 – Cedar Street

TRAFFIC COUNT: 19,000± - Cedar Street &

12,700± - North Main St

UTILITIES

SEWER/WATER: Public Connected

TAXES

ASSESSMENT: \$106,600

MILL RATE: 21.4

TAXES: \$2,281.24 (thru Jan 2026)

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

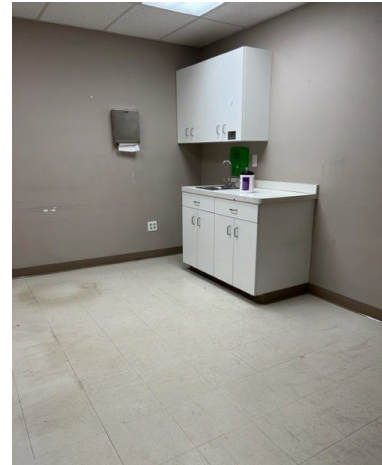
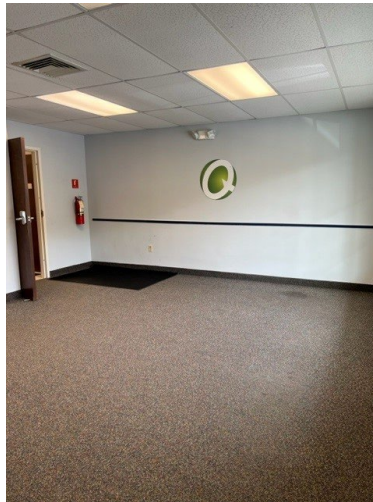
INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



Professional Medical Office condo for Lease consisting of 1,280± SF located at the corner of Route 1 and North Ivy Street. The space is currently being renovated and consists of waiting area, reception / check-in space, and multiple exam rooms (former Quest space). Plenty of off-street parking and close proximity to I-95 at Exit 54 (Cedar Street).



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