



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: \$16.50/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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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: 22.16 (2026)

TAXES: \$2,362.26 (thru Jan 2027)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

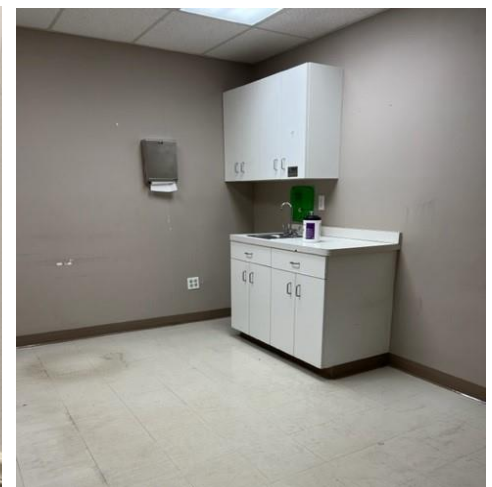
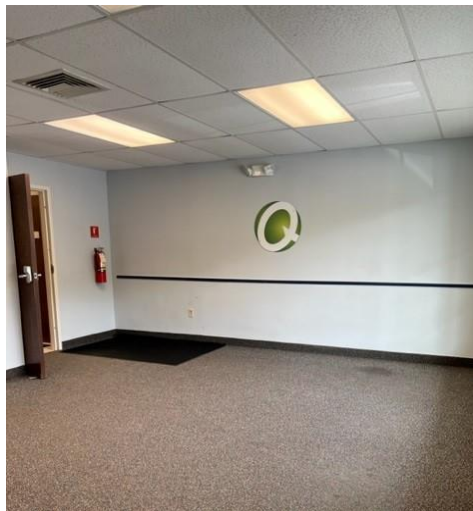
INSURANCE: ☒ Tenant ☐ Landlord

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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