

FOR LEASE | 5,000± SF MEDICAL / OFFICE SPACE

STONY CREEK MEDICAL CENTER

6-12 Business Park Drive, Branford, CT 06405

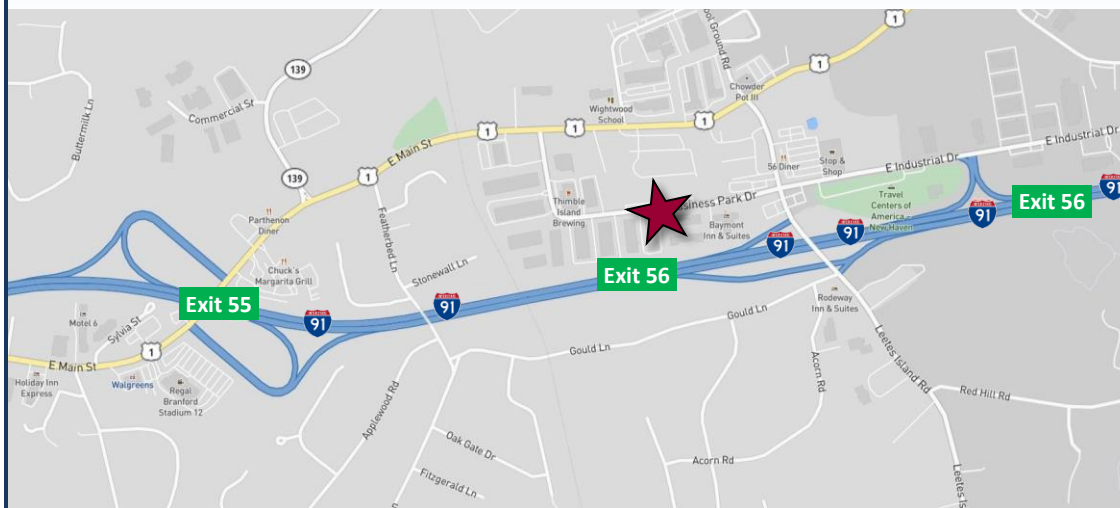
LEASE RATE: \$17.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



O,R&L Commercial is pleased to offer 5,000± SF contiguous fully fitted-out first floor Medical / Office space for Lease located in the Stony Creek Medical Center at 6 Business Park Drive in the town of Branford, CT. There is ample on-site parking (6/1,000) and each entrance to the building has a fully covered portico for patient drop-off. The property is in close proximity to Route 1 and is convenient to I-95 at Exit 56. Lease Rate: \$17.50/SF NNN. Call Rich Guralnick, CCIM for more information 203-623-0922.



Property Highlights

- Professional Medical Office Building for Lease
- 5,000± SF Contiguous space
- 2 Suites – 1st Floor
 - #103 – 2,500± SF
 - #104 – 2,500± SF
- Covered porticos for patient drop-off
- Elevator service
- 6/1,000 parking
- Zoning: IG-2
- I-95 Exit 56
- Many area amenities

For more information contact:

Rich Guralnick, CCIM | 203-623-0922 (Cell) | 203-643-1002 (Office) | rguralnick@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE | 5,000± SF MEDICAL / OFFICE SPACE

STONY CREEK MEDICAL CENTER

6-12 Business Park Drive, Branford, CT 06405

LEASE RATE: \$17.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA 28,644± SF
AVAILABLE AREA 5,000± SF
MAX CONTIGUOUS AREA 5,000± SF
WILL SUBDIVIDE TO 2,500± SF
NUMBER OF FLOORS 3
TYPICAL FLOOR 9,548± SF
CONSTRUCTION Masonry/Steel/Glass
ROOF TYPE T&G/Rubber
YEAR BUILT 2004

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED 100% Wet
ELEVATOR(S) 2 Passenger Elevators

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

SITE INFORMATION

SITE AREA 3.85± acres
ZONING IG-2
PARKING 5/1,000
SIGNAGE Lobby
VISIBILITY Excellent
HWY ACCESS I-95

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

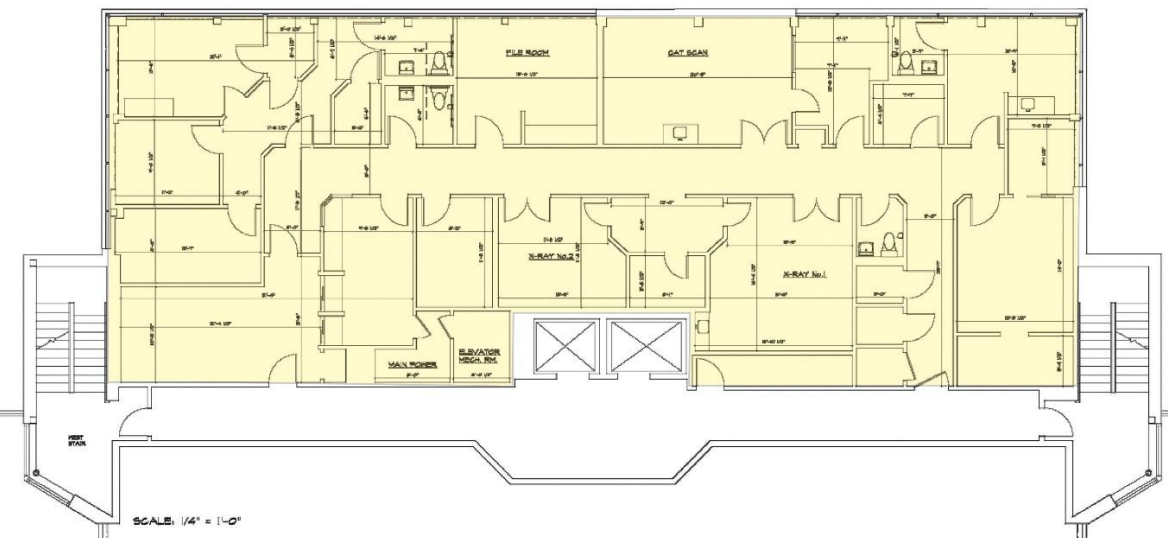
TAXES

ASSESSMENT \$3,078,680
MILL RATE 28.92
TAXES \$89,035.43 / \$3.11/SF

COMMENTS 5,000± SF Contiguous fully fitted-out first floor Medical / Office space for Lease divisible to 2,500± SF located in the Stony Creek Medical Center just on Business Park Drive in the town of Branford, CT. Ample parking & two covered porticos for patient drop-off. Close proximity to Route 1 and convenient access to I-95 at Exit 56.

DIRECTIONS I-95 at Exit 56 to Leetes Island Road to Business Park Drive to the Stony Creek Medical Center.

**5,000± SF Contiguous Medical / Office Space for Lease on First Floor
Divisible to 2,500± SF**



Property Highlights

- Professional Medical Office Building for Lease
- 5,000± SF Contiguous space
- 2 Suites – 1st Floor
 - #103 – 2,500± SF
 - #104 – 2,500± SF
- 2 Covered porticos for patient drop-off
- Elevator service
- 6/1,000 parking
- Zoning: IG-2
- I-95 Exit 56
- Many area amenities



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



Connect with Us



For more information contact:

Rich Guralnick, CCIM | 203-623-0922 (Cell) | 203-643-1002 (Office) | rguralnick@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.