

322 East Main Street  
Branford, CT

# Available Class A Office For Lease



## Location:

Excellent access, just off exit 55 on I-95 in Branford, CT. Located 10 minutes east of New Haven.



The building allows for free on site parking. Many local conveniences are within a short walk from the property, including various restaurants and retail outlets.

## Professional or Medical Office Available

The building was renovated with a new lobby and common area upgrades, new hvac and other improvements.

## Available SF:

2nd Floor 3,600 SF (subdivides to 1,850 sf)

3rd Floor 5,400 SF subdividable.



## Exclusively Represented By:

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# 322 East Main Street Branford, CT

Class A Office building

Suitable for Office use

Subdivides to 1,500 s/f

Available suites are ready to go or can be redesigned to suit tenant needs.



**Building Size:**  
50,000 square feet

**Building built:**  
1990

**Number of floors:**  
3 – average floor size is 17,000 +/- s/f

**Tenant spaces:**  
from 1,000 to 15,500 s/f

**Elevators:**  
2 – Each has 2,500 lb capacity. One elevator has front and rear entry to allow for deliveries from the building's rear entrance.

**Ceiling Heights:**  
12'8" to the deck. 8'6" finished ceiling

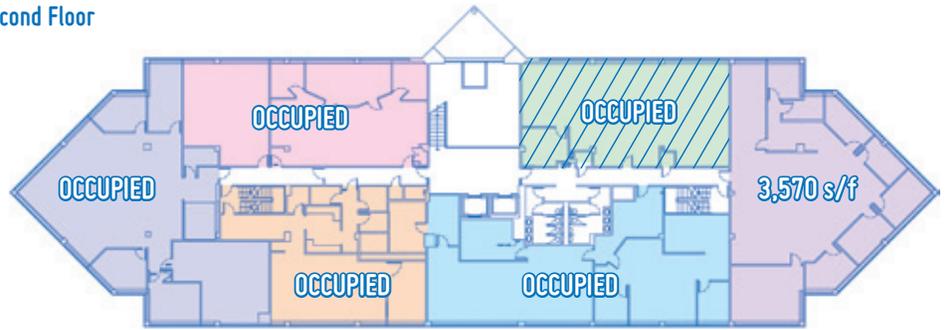
**Site:**  
2.89 acres

**Parking:**  
Up to 4 spaces per 1,000 s/f

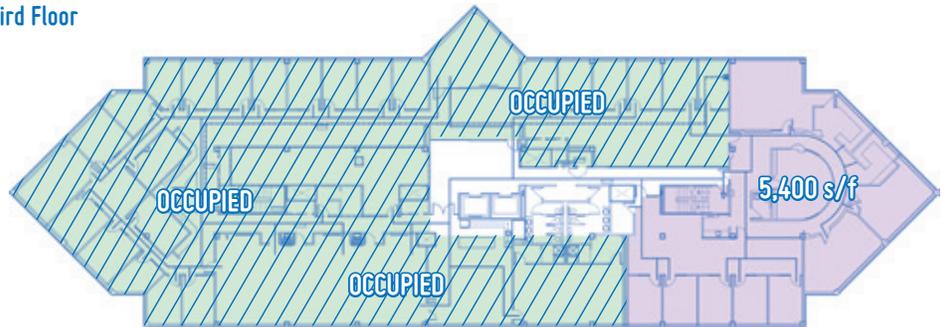
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## FLOOR PLANS

Second Floor



Third Floor



Floor plans for conceptual demonstration only. Spaces will be configured to individual user's needs.

## BUILDING SYSTEMS

### Electrical:

Dual fed with 3,200 amp, 120/208 volts, 3 phase, 4 wire system. Two back up generators feed the building totaling 1,600 amps, allowing for back up of substantial systems during a power failure.

### HVAC:

The HVAC system consists of a combined cooling and heating system using VAV air-handling units to deliver conditioned air. The heating and cooling system consists of six (6) 20 ton rooftop units (replaced in 2015), each controlling ½ a floor. There is an additional seven and one half (7.5) ton unit for the lobby.

Each area is supplied by a constant volume (cooling only) packaged roof top unit that supplies air to forty five (45) VAV boxes equipped with hot water coils. Hot water is supplied through five (5) Bell & Gossett circulators and is generated by two combination Weil McLain boilers.

### Building Upgrades:

The ownership upgraded the lobby and common areas. New air conditioning units were installed as well as other building system improvements.



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