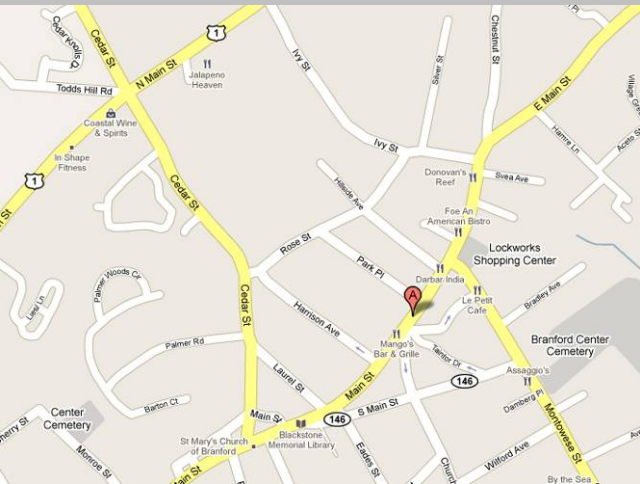




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HPearceCommercial.com



Office/Medical/Retail Space For Lease

108 Main Street Branford

Richard Guralnick, CCIM

Senior Commercial Broker

Ph: 203.281.9320

Email: rguralnick@hpearce.com

Pearce Commercial

393 State Street

North Haven, CT 06473



Specifications:

Building Size	13,000 SF
Available	3,773 SF (Divisible)
Features	Office / Medical / Retail Great Location on Branford Green Next to New 10,000 SF Retail Center Ample Parking in Adjacent Town Lot
Zoning	BA
Offered at	\$16.50/SF Gross + Utilities

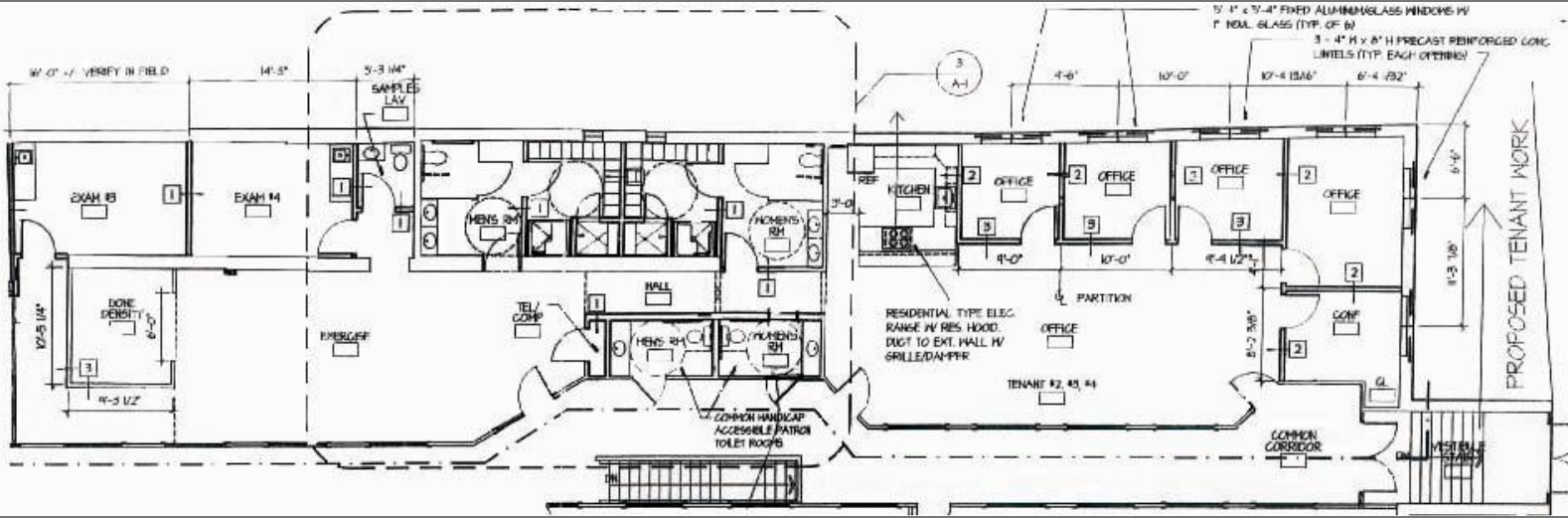
Neighboring Tenants Include: Cohen's Bagels, Myers Florist, Trailblazers, Ben & Jerry's, Mangos Bar & Grille

See reverse for floor plan



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1008 Main Street, Branford Floor Plan



1,850 SF - 3,773 SF Space

Currently designed to accommodate Medical and/or Office

