

# Office/Medical Space for Sublease

14 Summit Place, Branford, CT

**H. Pearce Commercial Real Estate** is pleased to offer 2,650 SF of well designed office/medical space for sublease in a professionally maintained Business Park setting. Located just off U. S. Route 1 in Branford with good access to I-95 minutes from downtown New Haven. **Sublease runs to 2/28/2010 - Landlord will enter into a longer term lease.**



**Available: 2,650 SF (divisible)**

## Building Specifications

**Building Size:** 10,000 SF

**Available:** 2,650 SF

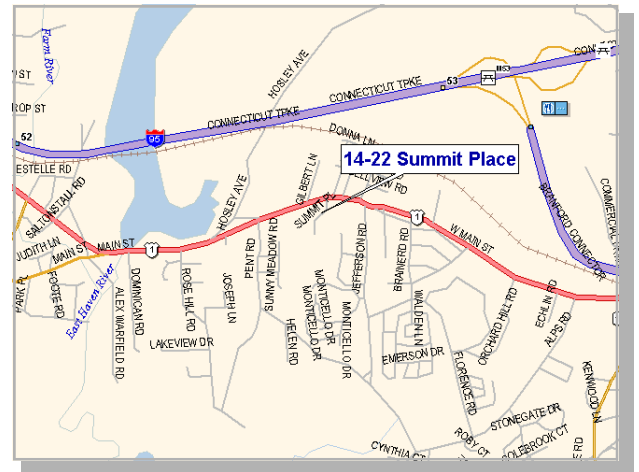
**Occupancy:** 30 days after lease signing

**Type:** Office / Medical

- Features:**
- Attractive marble lobby with elevator
  - Fully air-conditioned
  - Ample parking for employees and clients
  - Minutes from I-95 and downtown New Haven and I-91 interchange

**Lease Rate:** \$15.00 / SF Gross + Utilities

See page 2 (reverse) for floor plan



For additional information contact:

**Richard S. Guralnick, CCIM**

**203.281.3400 x320**

**Cell: 203-623-0922**

**rguralnick@hpearce.com**

Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

393 State Street, North Haven, CT 06473 • 203-281-3400

1845 Silas Deane Highway, Rocky Hill, CT 06067 • 860-721-8100

www.HPearceCommercial.com

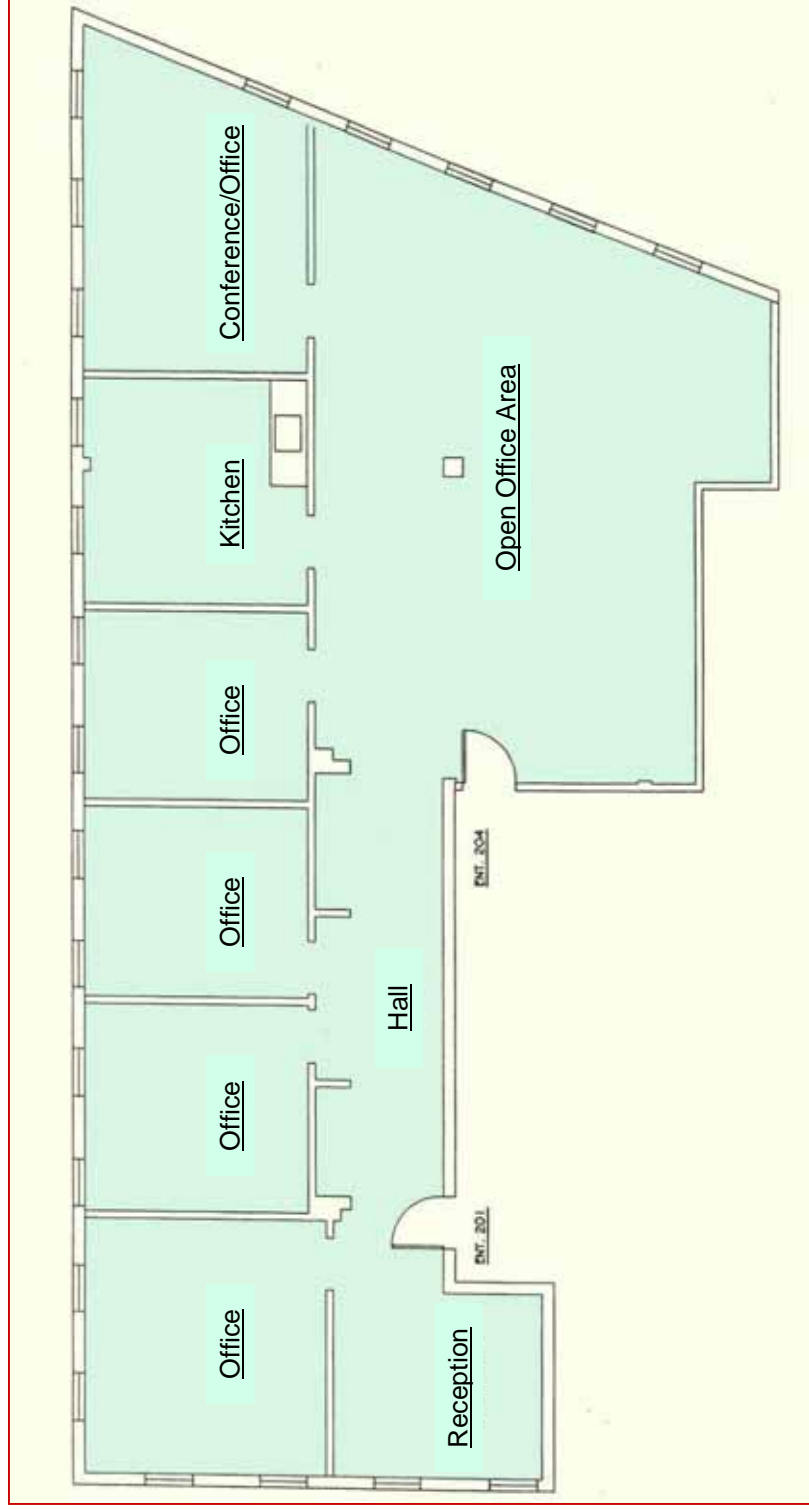


**pearce**  
commercial

---

# Office / Medical Space for Sub-Lease

14 Summit Place, Branford, CT



Unit 201/204 - 2,650 RSF