

# Prime Office Space

388 East Main Street, Branford, CT

## H. Pearce Commercial Real Estate

is pleased to offer professional and business suites from 850 sf to 2,443 sf in this 20,000 sf office building. The facility is ideally located at the intersection of U.S. Route 1 and Route 139 (exit 55 off I-95) in the heart of Branford's business district and is just minutes from downtown New Haven.



**850 SF, 1,095 SF, 1,593 SF, 2,443 SF Available for Lease**

## Building Specifications

**Building Size:** 20,016 SF

**Available SF:** 850 SF - 2,443 SF - Main Level  
1,095 SF - Upper Level

- Features:**
- Located in the heart of Branford's business district (corner Route 1 and 139)
  - Professional atmosphere
  - Well appointed suites
  - High visibility and easy access to I-95 at Exit 55
  - Minutes to downtown New Haven
  - Ample on-site parking for clients

**Occupancy:** Negotiable

**Rental Rate:** **\$13.75 / SF Gross Plus Electric**



**Location:** I-95 North to Exit 55, turn right at light (U.S. Route 1, East Main Street), then left at next light (Rt. 139) and enter parking lot.

*For additional information contact:*

**Richard S. Guralnick, CCIM**

**203.281.3400, ext. 320**

**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](http://www.HPearceCommercial.com)

H. Pearce Company  
Commercial Real Estate

