

# PROFESSIONAL MEDICAL - OFFICE - R&D

688 East Main Street Branford, CT

**H. Pearce Commercial Real Estate** is pleased to offer space for lease in Phase II at **ORCHARD TECHNOLOGY & BUSINESS PARK**.

When complete the Park will have a total of **104,000 sf of space**.

**Buildings sites #2 & #3** - which are approved and improved with underground infrastructure in place - will have a total of 68,000 sf with ample parking to accommodate all professional/medical requirements.



**ORCHARD TECHNOLOGY & BUSINESS PARK**



**Directions:** I-95 exit 56 left to Rte.1. Right on East Main St. - 0.5 miles on left

*For additional information contact:*

**Richard Guralnick, CCIM**  
203-281-3400 ext. 320  
rguralnick@hpearce.com

**Joel Galvin, GRI, CCS**  
(203)281-3400 ext. 321  
jgalvin@hpearce.com

## Building Specifications

### **PHASE II - APPROVED & READY**

- Buildings 36,000 sf & 32,000 sf
- Spaces 2,500 sf and up
- Ceiling 8'-14' clear
- HVAC Throughout
- Electrical 200 amp / 3 phase
- Parking 5 spaces / 1000 SF
- Location I-95 exit 56 Leetes Island Rd.  
- 8 miles to New Haven
  
- **Landlord "turnkey build out" available to meet your specifications**
  
- **OFFERED AT: \$10.95/SF NNN**

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

H. Pearce Company  
Commercial Real Estate

