

150 SF– 900 SF Office Suites for Lease

Immediately off of I-91



44 Montowese Avenue, North Haven CT 06473

AVAILABLE SPACE

AVAILABLE SF: **900 SF**
MINIMUM AVAIL: **150 SF**
AVAIL WHEN: **Immed.**
STATUS: **Vacant**

BUILDING INFORMATION

GROSS BLDG SIZE **900 SF**
YEAR RENOVATED **2010**
YEAR BUILT **1980**
CEILING HEIGHT **9 Ft**
ZONING: **Comm**

PARKING

PKG FEES **none**
PKG SPACES **Ample**
PKG TYPE **Lot**
PKG RATIO **N/A**

COMMENTS:

Highly visible professional office space in Branford. Attractive building. Easy access to I-95. Owners on site.



FINANCIAL DETAILS

RENT/MONTH:	\$550 - \$650	RE TAXES:	N/A	BASE YEAR:	N/A
LEASE TYPE:	Gross, includes utilities	INSURANCE:	N/A	EXP STOP:	N/A
TI ALLOW:	N/A	MAINT/CAM:	N/A		

PROPERTY SPECIFICATIONS

BLDG. CONDITION:	Excellent	FLOOR SIZE:	900 SF	FRONTAGE:	Montowese Ave
LOAD FACTOR	N/A	ELEVATOR-FR:	N/A	HVAC:	Ctrl AIR
		ELEVATOR-PS:	N/A	HEAT TYPE:	Hot Water

FOR FURTHER INFORMATION CONTACT:

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