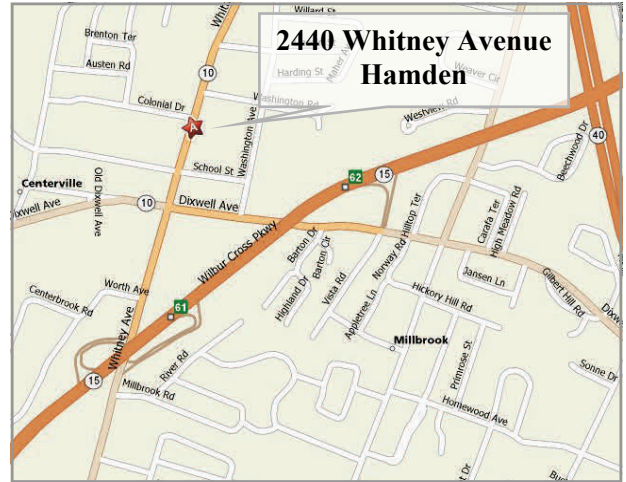


FOR LEASE Medical / Office Spaces

2440 Whitney Avenue • Hamden, CT



Corner of Whitney Avenue and Colonial Drive
North of Whitney & Dixwell Intersection

Medical/Office/Lab Space
2750 SF / 1,389 SF

Building

Total Building 25,843 SF
Stories 2
Available SF 2,750 (1st Floor)
1,389(2nd Floor)

Ceiling Height 10'
Construction Masonry
Roof T&G / Rubber
Year Built 1985

Mechanicals

Air-conditioning Central Air
Type of Heat Gas / FWA
Electric Service 800 Amp

Land

Acres 1.75 ±
Zoning T4
Parking 109
Highway Access Merritt Parkway (Route 15),
Exits 60 & 61 / I-91, Exit 10
Transportation On bus line

Utilities

City water, sewers / Gas

Lease Rate

\$16.00 / SF plus Utilities

Outstanding location in Hamden's Central Business District. Great medical spaces or other professional office use. Very accessible to Parkway and turnpike. Excellent on-site parking.

For additional information contact
Joel Nesson, Senior Advisor
203.288.1900, x131
jnesson@presscuozzo.com

2751 Dixwell Avenue • Hamden, Connecticut 06518 • 203-288-1900 • Fax 203-288-0100
Email: info@presscuozzo.com
www.presscuozzo.com

Press|Cuozzo
REALTORS
Commercial Services

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.