

CLASS A OFFICE SPACE FOR LEASE / SALE

556 WASHINGTON AVENUE NORTH HAVEN, CT 06473

FOR LEASE

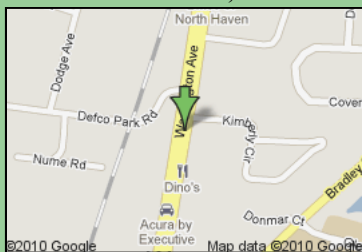
\$15.00 PSF

Gross plus utilities

FOR SALE

\$1,850,000.00

**556 WASHINGTON AVENUE
NORTH HAVEN, CT 06473**



FOR MORE INFORMATION:

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**Connecticut
REALTY
Group, LLC**

*Serving the Real Estate Needs
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431 Orange Street
New Haven, CT 06511

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Professional Class A Office Building

- Up to 15,700 SF Office Space
- Elevator / Handicap accessible
- Space may be sub-divided
- Prime location and visibility on Route 5
- Onsite parking for 60 + cars
- Easy access to I-91 and Merritt Parkway
- Abundant windows and natural light
- Beautifully kept grounds

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



CLASS A OFFICE SPACE FOR LEASE

556 Washington Avenue, North Haven CT 06473



AVAILABLE SPACE

AVAILABLE SF: 15,700 SF
MINIMUM AVAIL: 3,750 SF
AVAIL WHEN: Immed
STATUS: Vacant

BUILDING INFORMATION

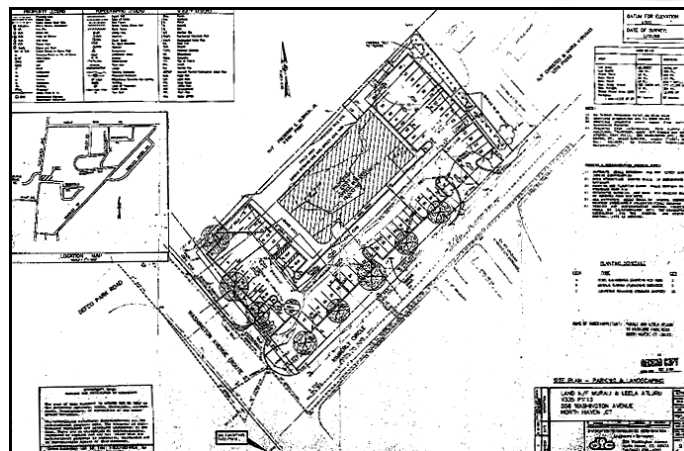
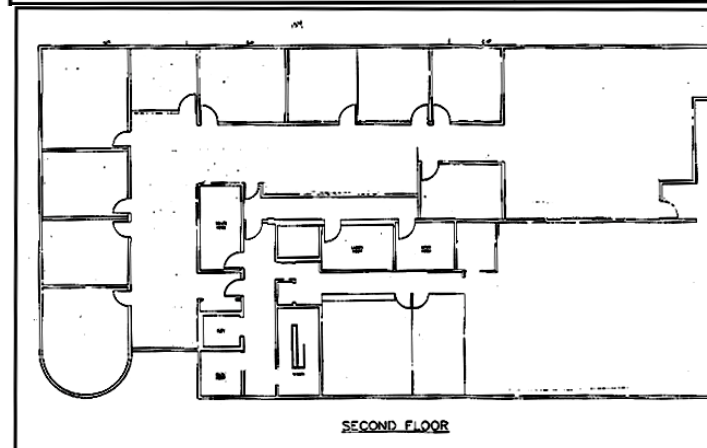
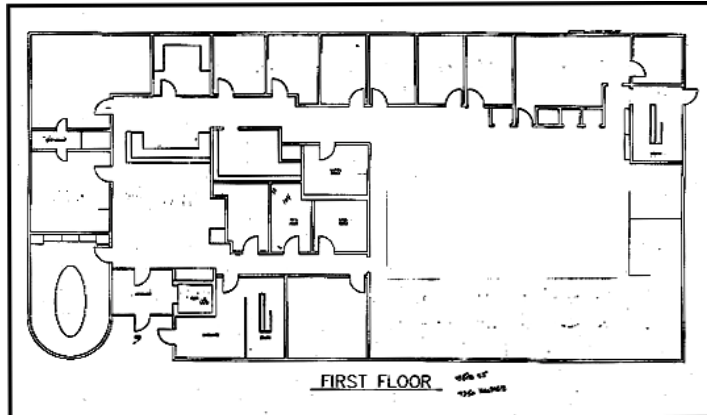
CLASS: Class A
GROSS BLDG SIZE: 15,700 SF
FLOOR SIZE: 7,500 SF
CONDITION: Excellent
ELEVATOR: Yes
HANDICAP ACCESS: Yes
YEAR BUILT: 1989
YEAR RENOVATED: 2008
CEILING HEIGHT: 12 Ft.
ACRES: 1.03 acres
ZONING: CB40
RE TAXES: \$28,916.00

PARKING

PKG SPACES: 60+
PKG TYPE: Surface Lot

FINANCIALS

ASKING RENT/SF: \$18.50 PSF Gross plus util
SALE PRICE: \$1,950,000.00
TI ALLOW: Negotiable



FOR FURTHER INFORMATION CONTACT:

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