

**FOR LEASE—WILL SUBDIVIDE TO 2,000 S.F.
4,000 S.F. Office Building set on .28 Acres
High Traffic Location
Offering Excellent Identity and Signage**



**Free Standing
Well Maintained
Office Building**

Cooper House Square

**2040 Whitney Avenue
Hamden, Connecticut**

Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com

OVERVIEW

As the exclusive broker, Press | Cuozzo Commercial is pleased to offer this well-maintained office building with an abundance of parking.

Offered for Lease at \$17 SF + Utilities

**FREE STANDING
OFFICE BUILDING**

PROPERTY HIGHLIGHTS

- Flexible Floor Plan
- Heating: Gas Fired, FWA, CA.
- Excellent Signage
- On High Traffic Route 10

PROPERTY SUMMARY

- Lot Size: .28 Acre / Building 3,942 SF
- Easy Access to Parkway and New Haven
- Whitney Avenue near Skiff Street
- First Quarter 2026 Occupancy

Will consider subdivision to 2,000 S.F., One Floor



BE PART OF THIS EXCITING NEW DEVELOPMENT



This office space is being incorporated into a planned mixed use development, Cooper House Square, which will include additional commercial space with a coffee shop and 60 new upscale residential apartments.



Press|Cuzzo
REALTORS
Commercial Services

www.presscuzzo.com

Stephen Press, SIOR
203.288.1900 x123

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

PHOTOS

FREE STANDING OFFICE BUILDING



Press|Cuzzo
REALTORS
Commercial Services

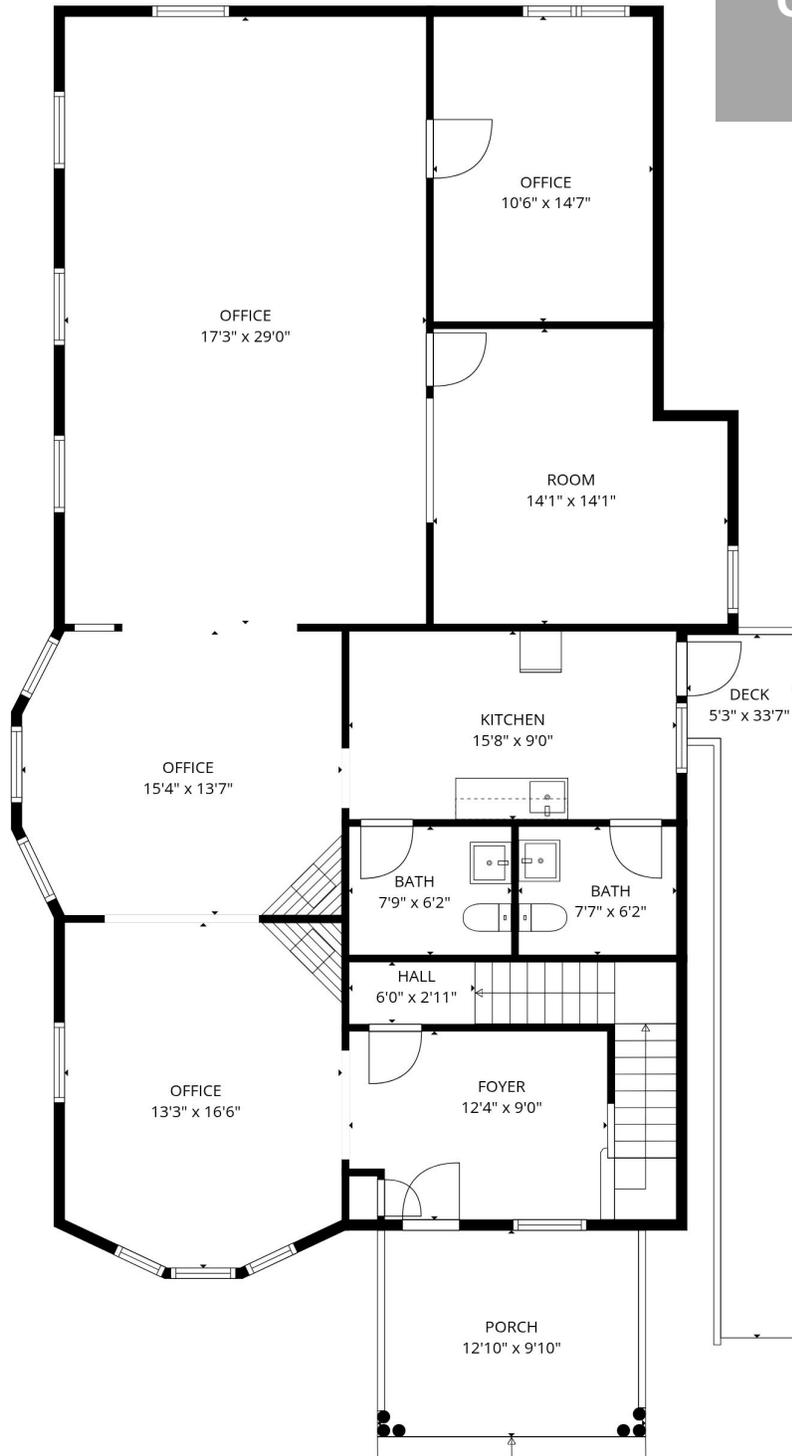
www.presscuzzo.com

Stephen Press, SIOR
203.288.1900 x123

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

FLOOR PLAN

Free Standing
Office Building



Press|Cuzzo
REALTORS
Commercial Services

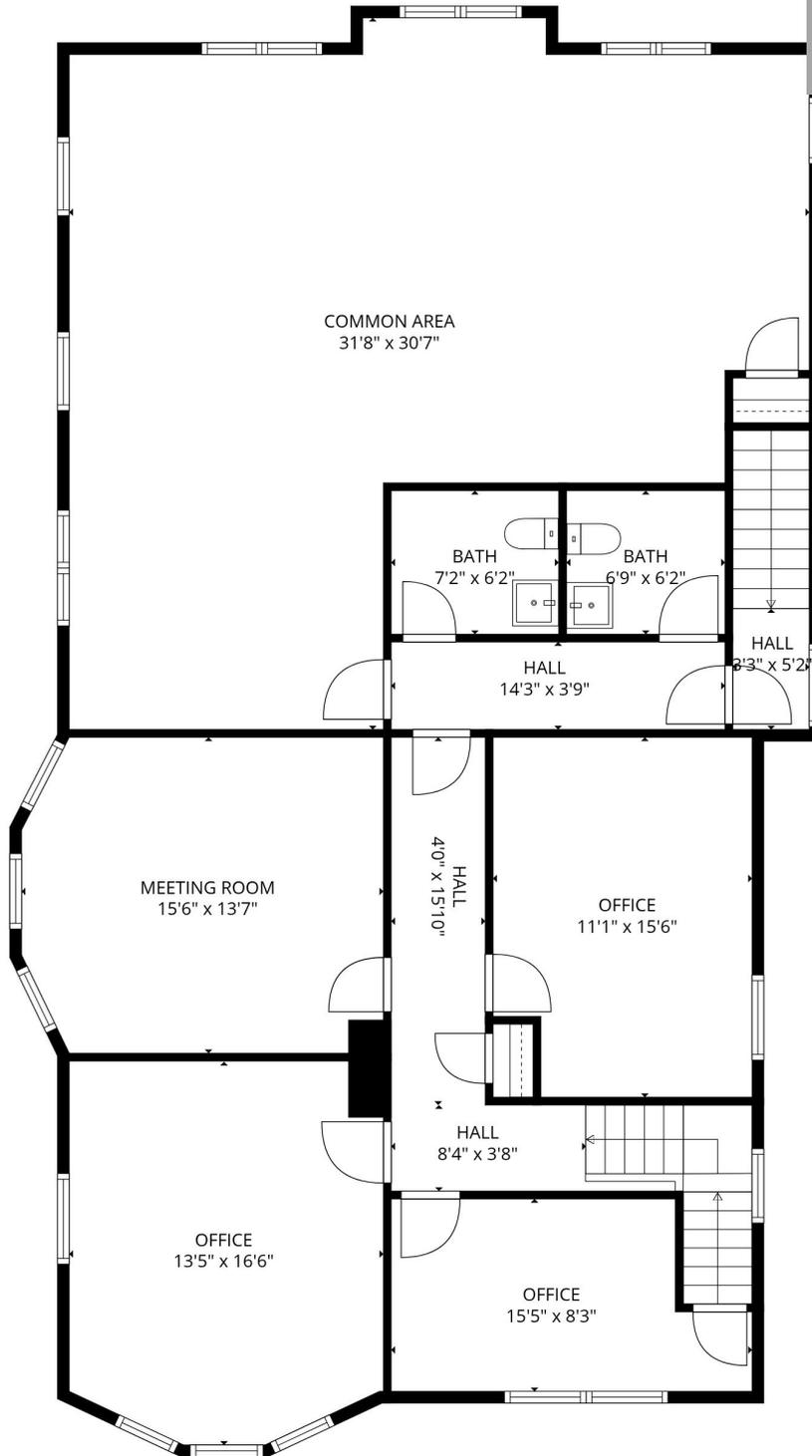
www.presscuzzo.com

Stephen Press, SIOR
203.288.1900 x123

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

SECOND FLOOR PLAN

Free Standing
Office Building



Press|Cuzzo
REALTORS
Commercial Services

www.presscuzzo.com

Stephen Press, SIOR
203.288.1900 x123

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

EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



**Stephen Press, SIOR
Principal**

spress@presscuozzo.com

203.288.1900 x123 Office

203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



**Stephen Press, SIOR
203.288.1900 x123**

www.presscuozzo.com