

Location! Location! Location!

FOR LEASE

Corner Location with Great
Visibility / Presence
Directly Across from Middle School

2
6
0
0

6,400 Sq. Ft. Left of
~~12,800~~ Prime Corner
located central to
Hamden's Business &
Cultural Sectors.

2600 Dixwell Avenue, Hamden, CT

Call: (203) 430-2530 or Email: edward.lockery49@gmail.com

Only 1 Floor of Class A Office Space Remains

Ready for Tenant Fit Out!

In Elevatored Building

Possible Medical, Retail, or Office Use

6,400 Sq. Ft Each Floor

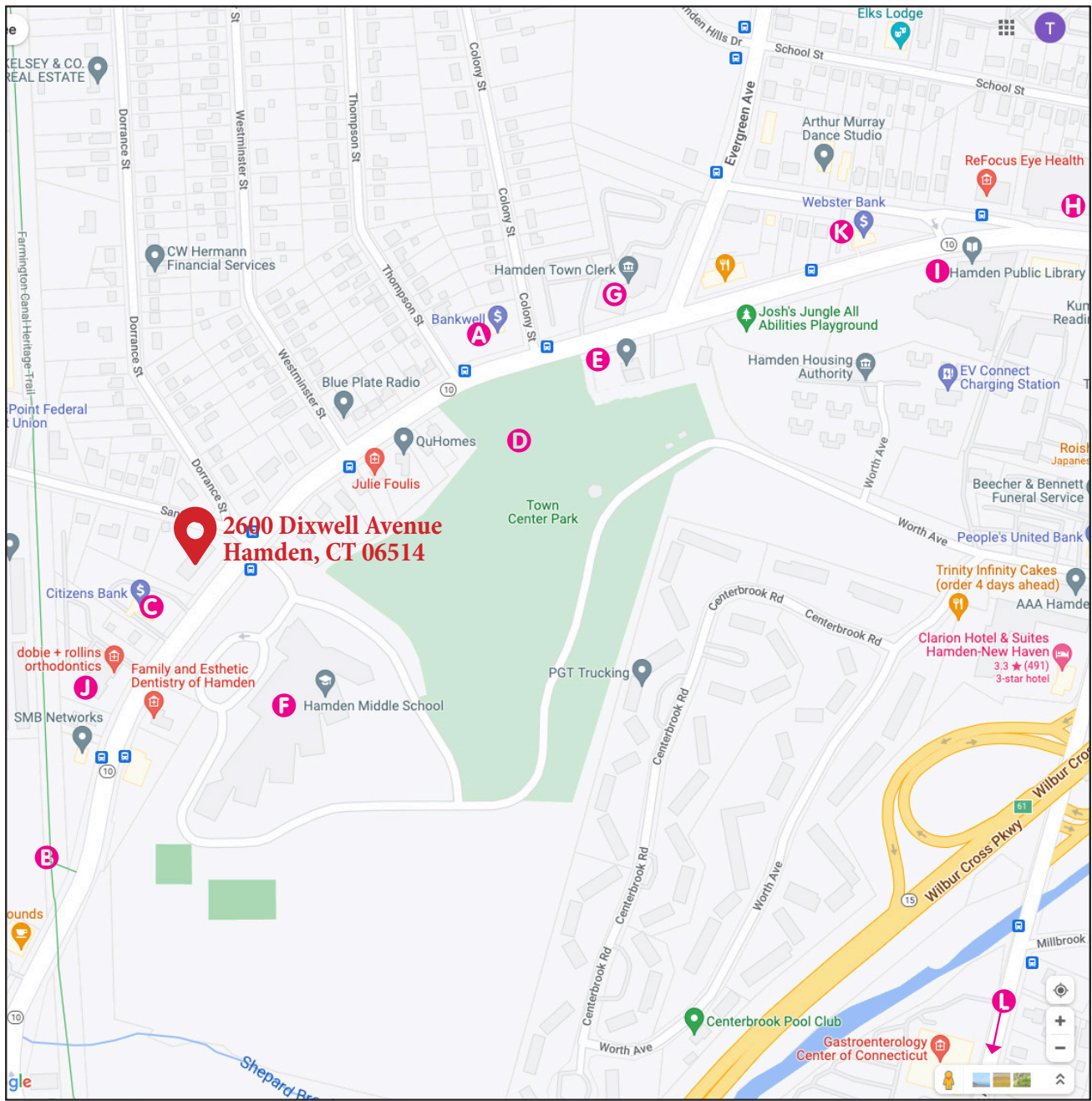
12,800 Sq. Ft. Total

- Energy Efficient HVAC
- Architectural Glass & Brick Building
- LEED Certified Elevator
- Customized Floor Plans
- Hard Landscaped Frontage with Pavers

Hamden's Best Location

Just blocks from I-91, I-95 &
Wilbur Cross Parkway (Route 15)
(Minutes to Yale & City of New Haven)
(See Map on Back)

\$20.00 a square ft. / Triple Net



- A** - Bankwell Bank
- B** - Canal Trail
- C** - Citizen Bank
- D** - Hamden Cultural Events Park
- E** - Hamden Gov. Center
- F** - Hamden Middle School
- G** - Hamden Town Hall
- H** - Police Dept.
- I** - Miller Memorial Library
- J** - Pro Health Physicians
- K** - Webster Bank
- L** - Yale New Haven Ambulatory