

PROFESSIONAL OFFICE SPACE FOR LEASE

Press|Cuozzo
REALTORS
Commercial Services



MODERN WELL MAINTAINED
22,392 PROFESSIONAL
OFFICE BUILDING

1,400 SF OFFICE SUITE
AVAILABLE IMMEDIATELY

1501 East Main Street
Meriden, Connecticut

Renee Stevens
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Press|Cuozzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518
www.presscuozzo.com

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

OVERVIEW

Modern, well-maintained professional office building offers a 1,400 sq ft suite. Ideal for businesses seeking a reliable and efficient workspace. Ample on-site parking and convenient location to major roadways. \$20 per square foot, all utilities included.

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PROPERTY HIGHLIGHTS

- Modern Well-Maintained Building
- 1,400 Square Front Office Suite Available
- 3 Individual offices
- Elevator Service/Handicap Accessible
- Year built: 1988
- \$20 square foot—Full Gross

PROPERTY SUMMARY

- Ample On-Site Parking
- Zone C-3
- Lot Size: 1.8 Acres
- 22,392 SF Professional Office Building
- Convenient access to I-84
- 3/4 Mile from I-95, Route 15 & Route 691



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PHOTOS



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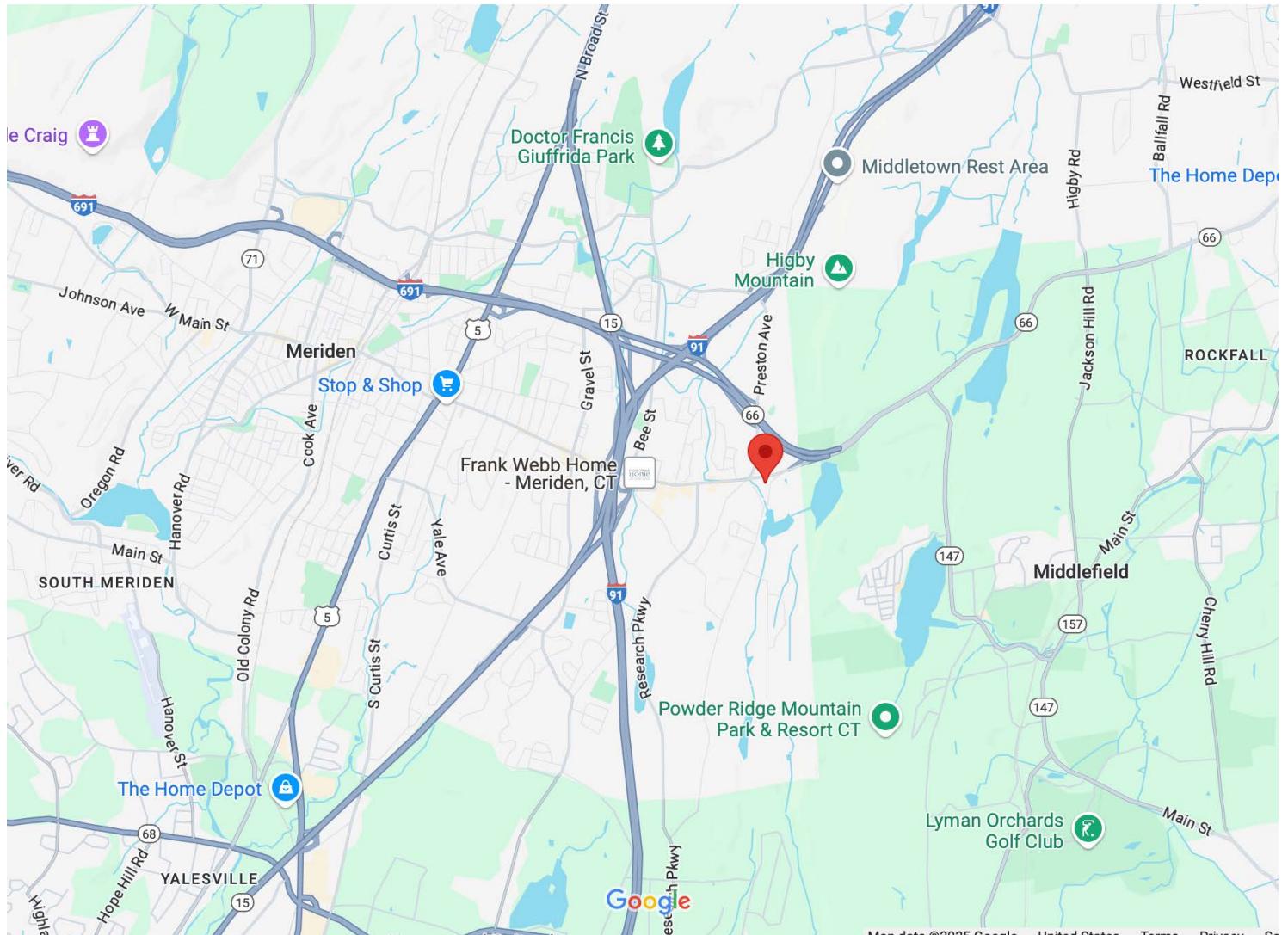
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SITE MAP

MODERN
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PROFESSIONAL OFFICE
SPACE

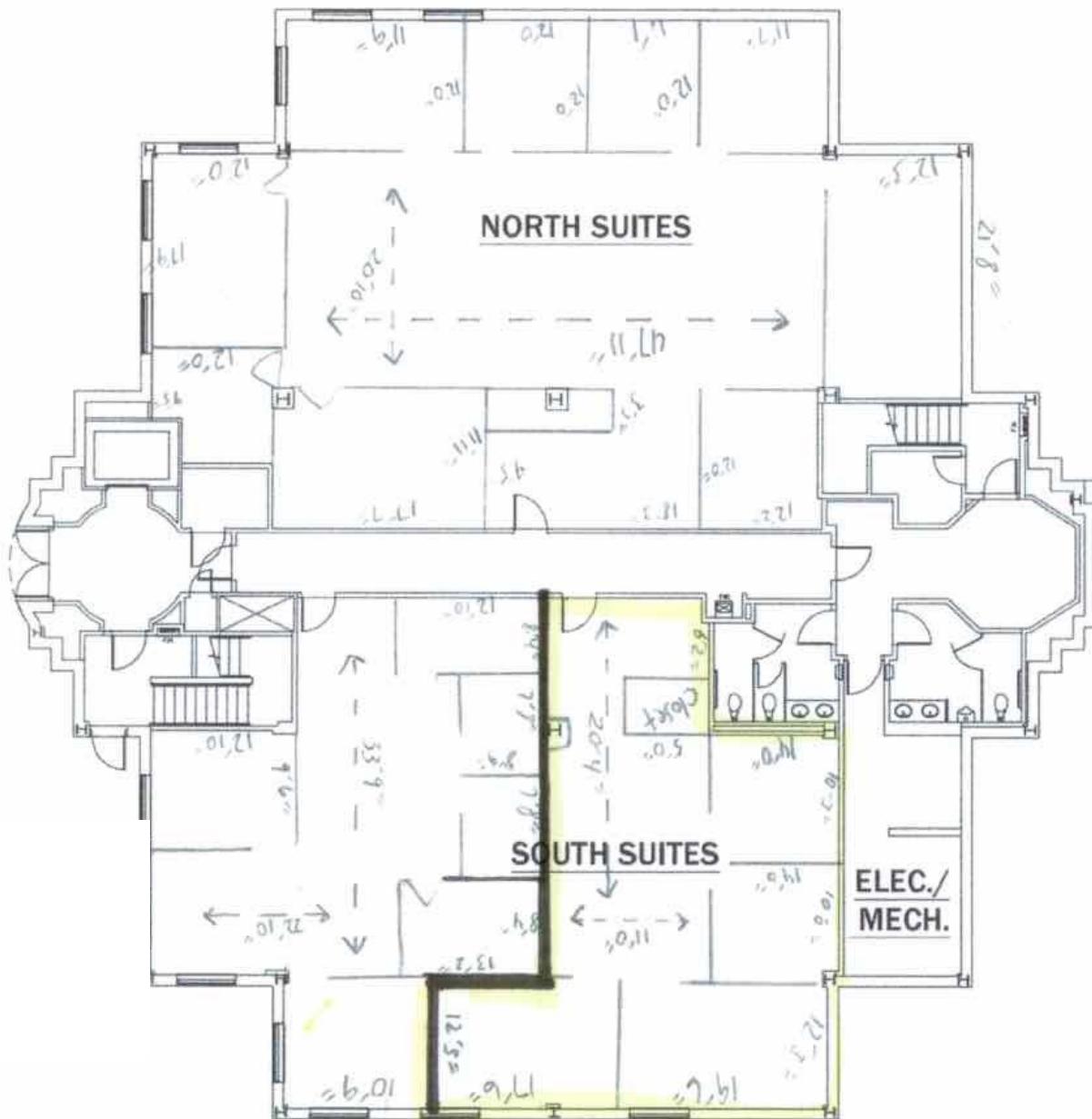


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FLOOR PLAN

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BROKER ASSOCIATE



Providing Exceptional
Service to the business
community for over
30 years.

Renee Stevens
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With over 30 years of experience in management, sales, and marketing, I bring a strategic, results-driven approach to commercial real estate. My background includes business ownership and leadership across multiple industries, giving me a strong understanding of what business owners need—especially when it comes to securing the right property to support growth and success.

Whether guiding a new venture or helping an established business expand, I'm passionate about connecting clients with opportunities that align with their vision. It's personally rewarding to help bring those visions to life.

My marketing expertise and local network allow me to craft innovative, effective strategies to sell or lease commercial properties. Clients trust me to go beyond what's expected—delivering results through hard work, creative solutions, and deep market knowledge.

I hold a Commercial & Investment Real Estate Certification (CIREC) and served as the 2023/24 Chairperson of the Commercial and Investment Division (CID) of the New Haven/Middlesex Association of Realtors. As of 2025, I am serving a three-year term on the Board of Directors for the New Haven/Middlesex Association of Realtors.

I am a longtime shoreline resident, currently living in North Guilford and with an office in Hamden—bringing a strong local perspective to every deal.

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