



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

9 Washington Ave, Hamden, CT
1,478± SF MEDICAL OFFICE SPACE on 2ND FLOOR

LEASE RATE: \$27/SF Modified Gross

HIGHLIGHTS

- 35,166± SF Medical Office Building
- 1 Suite for Lease
 - #203 – 1,478± SF 2nd Floor
- Elevator Access
- Highway Access to I-91 or Route 15
- Many Area Amenities Nearby
 - Shopping, Banking, & Dining

CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

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FOR LEASE

LEASE RATE: \$27/SF Modified Gross

9 Washington Ave, Hamden, CT 06518

1,478± SF Medical Office Space – 2nd Floor

BUILDING INFORMATION

GROSS BLDG AREA: 35,166± SF

AVAILABLE AREA: 1,478± SF – 2nd Floor #203

OF FLOORS: 3

CONSTRUCTION: Steel / Masonry

ROOF TYPE: T&G Rubber

YEAR BUILT: 1989

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air

SPRINKLERED: Yes, Wet

ELEVATORS: Yes (1)

SITE INFORMATION

SITE AREA: 1.73± Acres

ZONING: T4T5

PARKING: Ample

VISIBILITY: Excellent

HWY ACCESS: I-91 or Route 15

TRAFFIC COUNT: 15,455±

UTILITIES

SEWER/WATER: Public Connected

GAS: Gas, Forced Air

TAXES

ASSESSMENT: \$4,313,610

MILL RATE: 51.88

TAXES: \$176,065.42 (2025)

EXPENSES

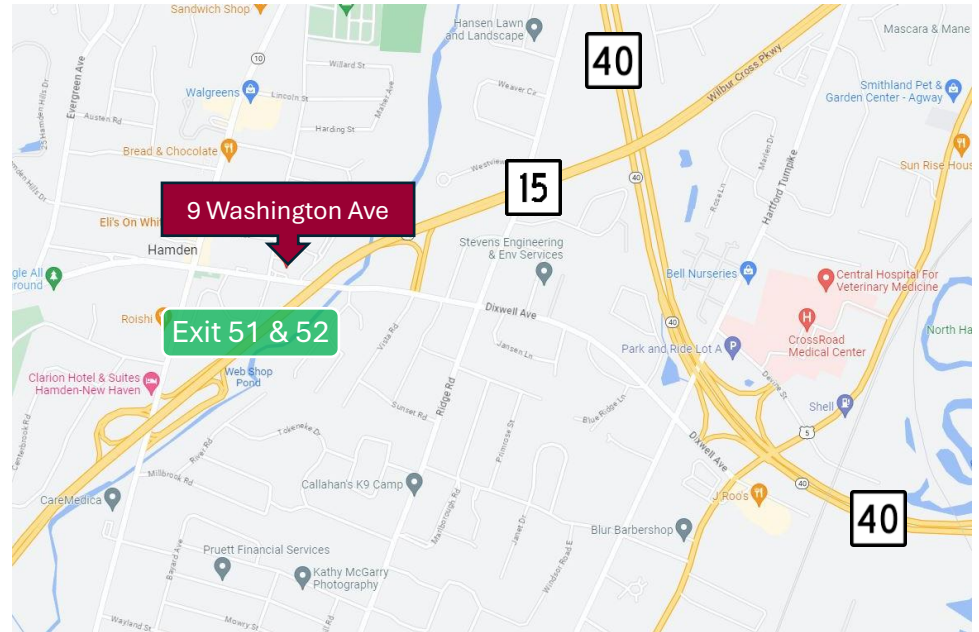
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

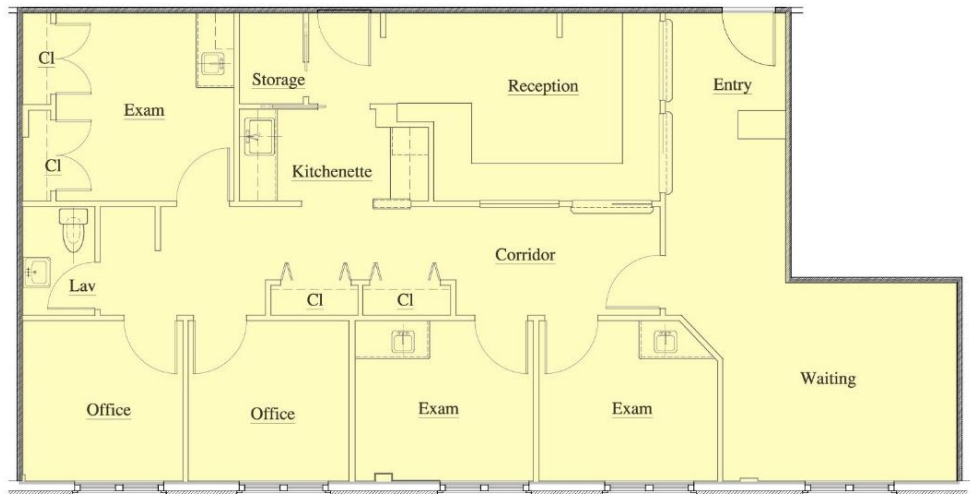
INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



Suite #203 – 1,478± SF



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