



## For Lease

13,600 SF ground floor space with private entrance suitable for a physical therapy group or other ambulatory care provider, with ample immediate parking.

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## Meriden Enterprise Center

290 Pratt Street, Meriden, CT

### **The Meriden Enterprise Center at 290 Pratt Street is a 438,000 sf mixed-use facility**

Located on 12.23 acres in the City of Meriden, the property is positioned halfway between Hartford and New Haven (approximately 20 minutes from each) and is less than two hours from both New York City and Boston.

This property offers convenient highway access and is located just one-half mile from the Meriden Green and the newly renovated Meriden Transit Center, which provides rail service on the commuter line between New Haven and Springfield, MA, and Amtrak. For more details, please visit the property website: [www.290Pratt.com](http://www.290Pratt.com)

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# For Lease

This 13,600 SF ground floor space is ideal for any use that can benefit from direct access from the parking lot through its private entrance, and includes a ramp for those with mobility challenges. The space is full of character, with exposed brick, beams and ductwork. It is currently configured in a mostly open layout scheme with two locker rooms, but can be easily built out to meet the tenant's needs.

Recent property improvements include several sustainable upgrades, such as new energy efficient windows, HVAC units, lighting and a rooftop solar array.

Civic Address	290 Pratt Street, Meriden, CT
Building Stories	4 floors
Area	12.23 acres
Building Area	Industrial: 348,000SF Offices: 90,000 SF Total: 438,000SF
Available Space	13.600 SF
Construction	Masonry built in 1870/1960
Parking	Ample paved on-site parking/street parking
Rail Spur	No
HVAC	Office and some warehouse central air; office and warehouse gas heat
Sprinkler Systems	Yes
Electrical	480v/3 phase available
Zoning	TOD-G (Transit Oriented Development Gateway Sub-District), which allows for a multitude of uses, including but not limited to office, light industrial, multi-family residential, retail, restaurants and brewpubs.
Ceiling Height	Varies

Price: \$15.00 gross+utilities



## Contact us:

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