

**FOR SALE—15,712 SF  
FOR LEASE—7,850 SF  
Quality Office Space  
Offering Immediate Occupancy**

**Press|Cuzzo**  
REALTORS  
Commercial Services

**MAY SUBDIVIDE**

**Excellent Location  
with Easy Access  
to I-91 and Parkway**

**556 Washington Avenue  
North Haven, Connecticut**

**Stephen Press, SIOR**  
**203.288.1900 x123**  
**[spress@presscuzzo.com](mailto:spress@presscuzzo.com)**

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518  
[www.presscuzzo.com](http://www.presscuzzo.com)

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

# OVERVIEW

Modern office space, well located on Washington Avenue, North Haven.

**FULL FLOOR  
OFFERED FOR  
LEASE**

## PROPERTY HIGHLIGHTS

- Elevator
- Professionally Landscaped Grounds
- Ample on-site parking
- Zone CB-40
- Furniture Available

## PROPERTY SUMMARY

- ADA Compliant
- Easy access to I-91 and Parkway
- Year Built: 1989/Masonry Construction
- Lot Size: 1.03 Acres
- 2 Story Building

**Offered For Lease at \$22 RSF Gross + Utilities, For Sale at \$2,450,000**

**Press|Cuozzo Commercial Services, acting as the exclusive real estate broker, is pleased to present 556 Washington Avenue, North Haven a 15,712 SF two-story architecturally designed office building. Strategically located on a corner lot with easy access to I-91 Exit 12 or 13.**



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# RENT ROLL

The property also offers an opportunity for an owner/user for all or part of the building.

OFFERED FOR  
SALE OR LEASE

## RENT ROLL

<u>Floor</u>	<u>Tenant</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
1st Floor:	SARAH, Inc.	11/1/2011	10/31/26	\$13,415	\$160,980
2nd Floor:	VACANT				

**SARAH, Inc.** has been enhancing skills and transforming the lives of children and adults with differing abilities throughout Connecticut for over sixty years. Services include Adult Services Employment Programs, Enrichment Day Programs, and KIDSTEPS Early Intervention Programs. SARAH, Inc. also partners with local community members and businesses.



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# | PHOTOS

FULL FLOOR  
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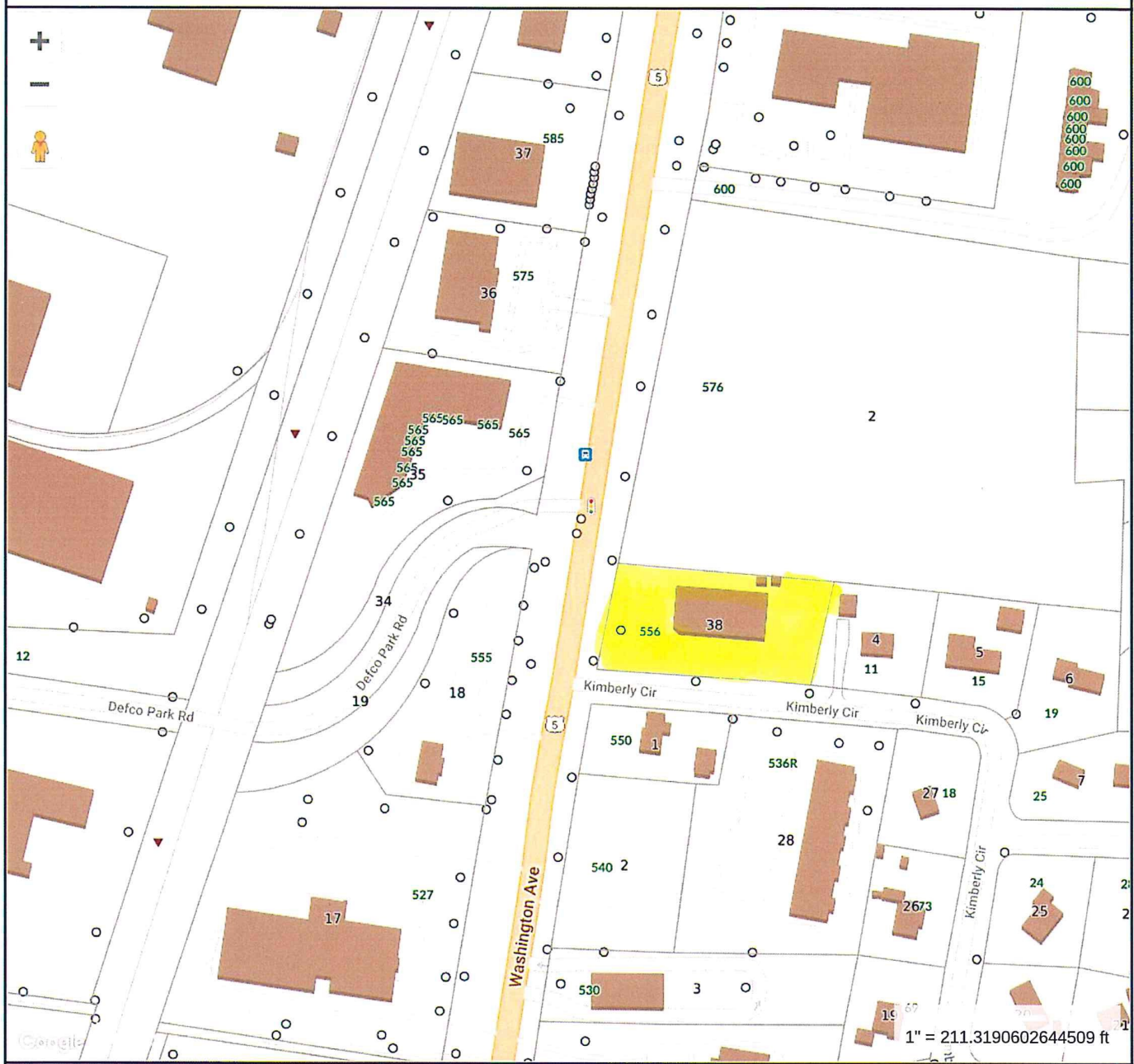
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# ASSESSOR'S MAP

FULL FLOOR  
OFFERED FOR  
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556 Washington Avenue, North Haven Assessor's Map



# Press|Cuzzo

R E A L T O R S

Commercial Services

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**Stephen Press, SIOR  
Principal**

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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.