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Sturbridge Office Condominium, 250 State Street, North Haven, Connecticut
Unit G-1, Square Footage – 2,217 sf – 1st Floor – Caramel Unit applied; Sales Price based on a
200 square foot concession thus the same price is based on 2,017 square feet.

Purchase Offering

Asking Price - \$317,678

Asking Price Per Square Foot - \$157.50

CAM – \$6.00 psf/yr

Real Estate Per Month – \$1.69 psf/yr

Special Assessment Per Month - \$1.00 psf/yr

Total Monthly Costs - \$8.69 psf/yr or \$1,605 per month add to purchase

Lease Offering

Asking Price Per Square Foot - \$14.50 psf/yr or \$2,679 per month

CAM – \$6.00 psf/yr or \$1,109 per month

Real Estate Per Month – \$1.69 psf/yr or \$312 per month

Special Assessment Per Month - \$1.00 psf/yr or \$185 per month

Total Occupancy Cost Per Sq. Ft. Per Year - \$23.19 psf/yr or \$4,284 per month

Free Rent – 1 month per year of base lease term

Half Unit Rental Quoted on Request – Starting at \$2,142/mo total per month plus utilities.

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