

Professional Office Space Prime Retail Space



Newly Renovated with Excellent Exposure on State Street

FREE STANDING OFFICE/RETAIL BUILDING

2 NEW SPACES REMAINING

OFFERED FOR LEASE

Units 2/3 — 3,800 SF

Unit 6 — 3,000 SF

336 STATE STREET
NORTH HAVEN, CONNECTICUT

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

OVERVIEW

OFFICE/RETAIL

336 STATE STREET
NORTH HAVEN

PROPERTY HIGHLIGHTS

- Well located, just off I-91 w/easy access to Parkway
- Ample on-site parking
- Excellent identity on high traffic State Street
- Join Golf Cove, Premier Indoor Golf Facility
- Beautifully Designed/Like New Building
- Masonry Construction

PROPERTY SUMMARY

- Lot Size: 1.48 Acres
- Zone: CB 40
- Built: Total Renovation 2021/2022
- Total Building: 19,030 SF
- New Gas Heat & AC Rooftop Units



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SPECIFICATIONS

OFFICE/RETAIL
336 STATE STREET
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<u>SPACE</u>	<u>SIZE</u>	<u>RATE</u>	<u>SPACE USE</u>	<u>CONDITION</u>	<u>AVAILABLE</u>
1st Floor, Suite 2 & 3 Can Divide	3,800 SF Combined	Based on Build-Out	Office/Retail	Shell Space	Immediately
2nd Floor, Suite 6	3,000	Based on Build-Out	Office	SHELL	Immediately



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FLOOR PLANS

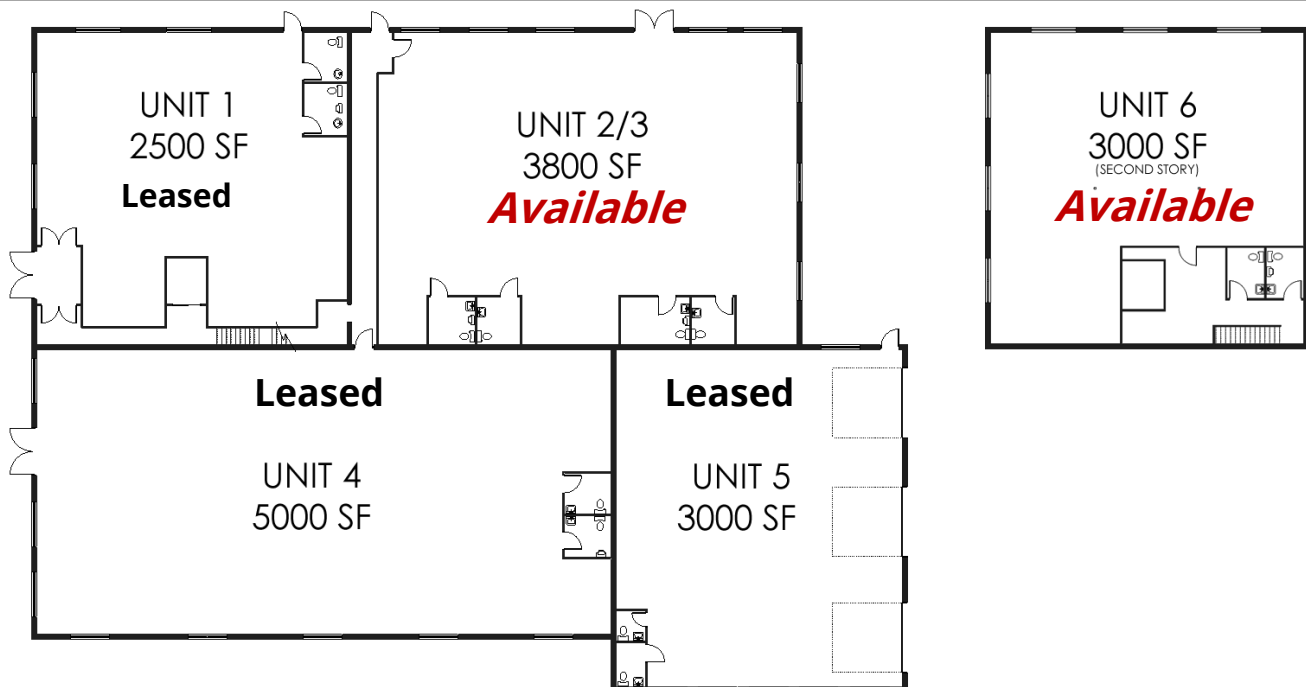
Spaces offer high Ceilings and are well suited for Creative Use, Architecture/Engineering/Marketing.

OFFICE/RETAIL

336 STATE STREET
NORTH HAVEN

Suites 2 & 3 have an Open Floor Plan

2nd Floor, Suite 6, ready for build-out. Handsome entry foyer and new elevator to second floor suite.



Press|Cuzzo

R E A L T O R S

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Having a comprehensive background in various areas of business, including ownership, gives me an innate understanding of the wants and needs of business owners. This is essential, particularly regarding their real estate requirements. My goal is to help others in new and existing businesses find the best opportunities. It is personally rewarding to me to connect the right property with my client's vision. My connections, resources and marketing background deliver creative strategies to sell or lease a property effectively.

My 30+ years of experience in management, sales and marketing established the skills to effectively handle commercial real estate matters. This knowledge applies to a variety of situations and enables me to provide the best service to my clients. Backed with a solid work ethic and going beyond what is expected, clients are confident they have the best representation.

I have lived on the Connecticut shoreline for 25+ years and currently reside in North Guilford. I have Commercial and Investment Real Estate Certified (CIREC) certification and a member of the Greater New Haven Association of Realtors Commercial and Investment Division (CID).



Stephen Press, SIOR

Principal

spress@presscuozzo.com

203.288.1900 x123 Office

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.

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