



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

AVAILABLE FOR LEASE 2-Office Suite

377 Main St, West Haven, CT 06516



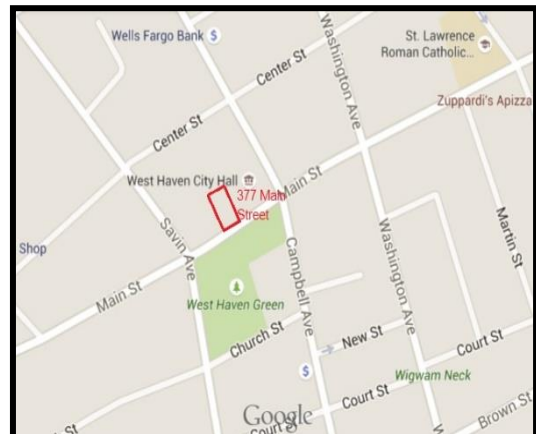
FOR LEASE

\$850 / Month

incl util & off Street parking

**1 Office Suite w/ 2 rooms
Medical Office Suite
Ideal for Small Office with
Receptionist**

- Located on the West Haven Green
- Close to Town Hall
- Plenty of Parking on site
- Handicap Accessible
- Windows with lots of natural light
- Heat, Hot Water, A/C, Taxes, Insurance – ALL INCLUDED
- Must pay for own communication and cleaning
- Perfect for Therapist, Insurance, Accountant & other Professionals





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Property Information

Total Building SF	10,312 SF
Available SF	425
Year Built	1971
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Masonry
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	None
Column Spacing	N/A
# of Floors	2
Parking	Attached Lot
Bathrooms	Common
Frontage	59'+/-
Zoning	CBD
Environmental	TBD
Mill Rate	45.6
Taxes	\$19,499.93
Taxes/SF	\$1.89

Comments:

A 2-office suite on the lower level for \$850 includes heat, hot water, A/C, electric, off-street parking and all taxes. Ideal for a small office with receptionist, or an office and file/working area. Plenty of windows with natural light, wall to wall carpeting, and FREE off-street parking! Handicap accessible. Tenant pays for communication and interior cleaning. Ideal for small business, doctor, therapist, insurance, accountant or any professional. Located on the West Haven Green within walking distance of places for breakfast and lunch.

Ken Ginsberg
 Broker
 (203) 376-6266
 ken@kngrealty.com

174 Cherry Street
Milford CT 06460
(203) 701-4848



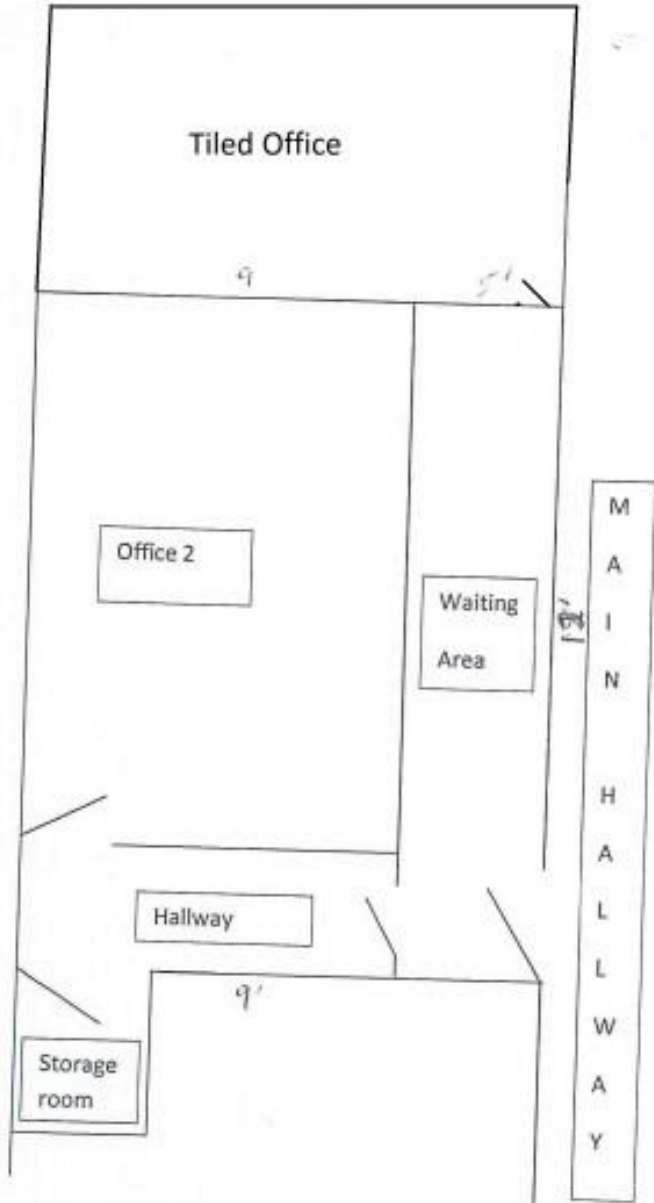
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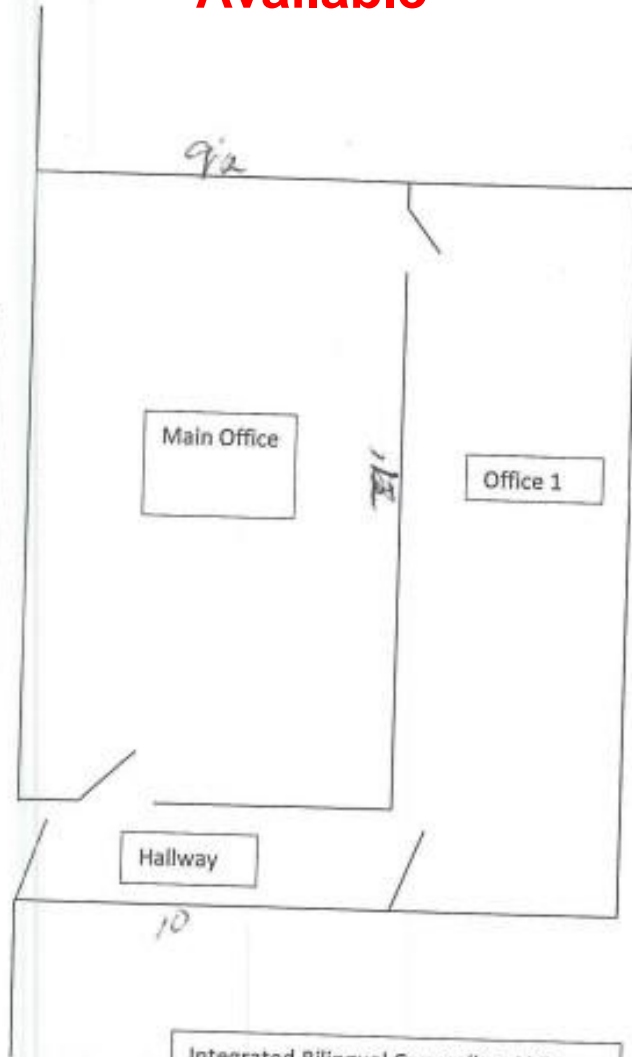
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Leased



377 Main St
West Haven, CT
former Bilingual spaces

Available



Integrated Bilingual Counseling, LLC
Proposal to remodel both offices by adding a total of 3 sound proof walls plus 3 doors.
Contact me at 203 767 3607.