

LEASE

442 FORBES AVE

442 Forbes Ave New Haven, CT 06512



PROPERTY DESCRIPTION

Built in 2021, this newly constructed office building offers a modern, professional space ideal for medical or general office use. The current owner has expanded and now offers this stunning property for immediate occupancy. Conveniently located just off I-95, it provides easy access for clients and staff alike. Ample parking accommodates high traffic and client visits comfortably.

PROPERTY HIGHLIGHTS

- - Newly constructed office building in 2021
- - Modern, professional space for medical or general office use
- - Available for immediate occupancy
- - Conveniently located just off I-95

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,640 SF
Lot Size:	15,266 SF
Building Size:	3,640 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	1,819	4,595
Total Population	2,233	4,879	11,741

Tom Cavaliere
(203) 907-7800

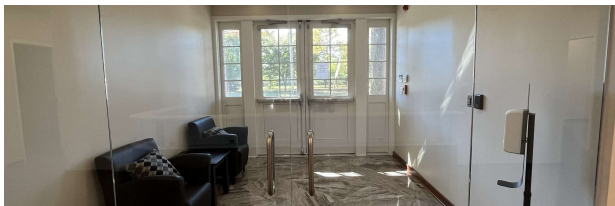
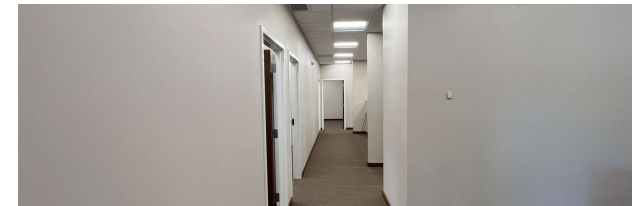
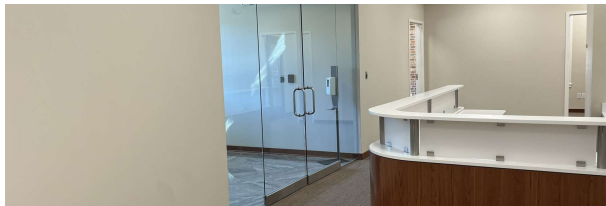


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\$23

**Active**

Office, Retail

BUSOP,INDUS,OFFICE,RETAIL

DOM / CDOM: 1 / 1

Listing ID : 24059714

County: New Haven

Parcel Number: 1237913

Neighborhood: N/A

Is also for Sale/Lease: /

Overview

Built in 2021, this newly constructed office building offers a modern, professional space ideal for medical or general office use. The current owner has expanded and now offers this stunning property for immediate occupancy. Conveniently located just off I-95, it provides easy access for clients and staff alike. Ample parking accommodates high traffic and client visits comfortably.

Structural/Parking Information

Year Built:	2021	Construction:	Brick
Number of Stories:		Roof:	EPDM Synthetic Rubber
Number of Units:	1	Foundation:	Concrete
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	3,640/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:	24	Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:	Sidewalk, Doors - 10-15 ft, Gutters, Doors - under 10 ft, Door Sign	Additional SqFt Available:	

Building Information

Present Use:	Tax Year:
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Lease Information

Landlord Options:	Tenant Responsibilities: All Utilities, Credit Check, Liability Insurance
Landlord Requirements: Credit Check, Security Deposit, Lease Required, Annual Increase, Net-Net-Net Lease	Security Deposit Info: 2 Months
Landlord Responsibilities: Roof Maintenance, Structural Maintenance	Build Out Allowance:
Landlord Responsibilities: Three Years, Four Years, Five Years	Monthly Lease \$:
	Remaining Years on Lease:

HOA

Home Owner's Assoc.:	No	Association Fee Provides:	
Association Amenities:		Special Assessments / Details:	/
Association Fee / Frequency:	/		

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewer Service:		# of Electrical Services:	

Lot & Location

Acres:	0.34	Lot Description:	Level Lot
Zoning:	BA	In Flood Zone:	
Location:	Urban	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None

Walk Score® : 58 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Directions:	Route 1	Date Available:	Immediate
Sign:	Yes	Potential Short Sale / Comments:	/
The following items are not included in this sale:			

Property Management

Property Management Type:	Property Manager:
Property Management Company:	Property Manager Phone/Email: /
Property Management Company Phone:	

Marketing History

List Price:	\$23	Entered in MLS:	11/13/2024
Previous List Price:	\$23	Listing Contract Date:	11/13/2024
Original List Price:	\$23	Listing Last Updated:	11/13/2024
Price Last Updated:		Sale Financing:	
List Price as % of Assessed Value:			

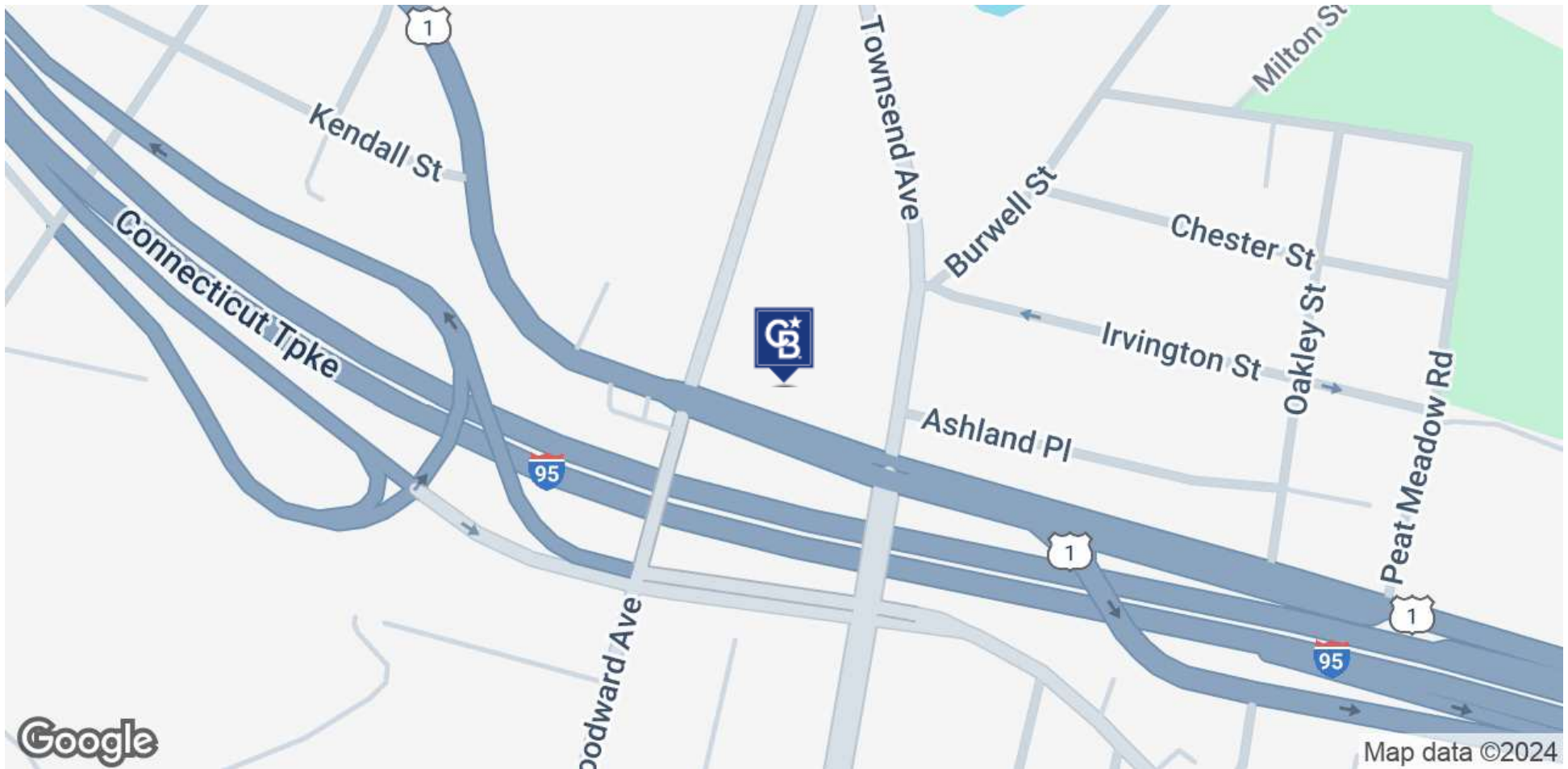
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Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | 11/14/2024 01:56 PM

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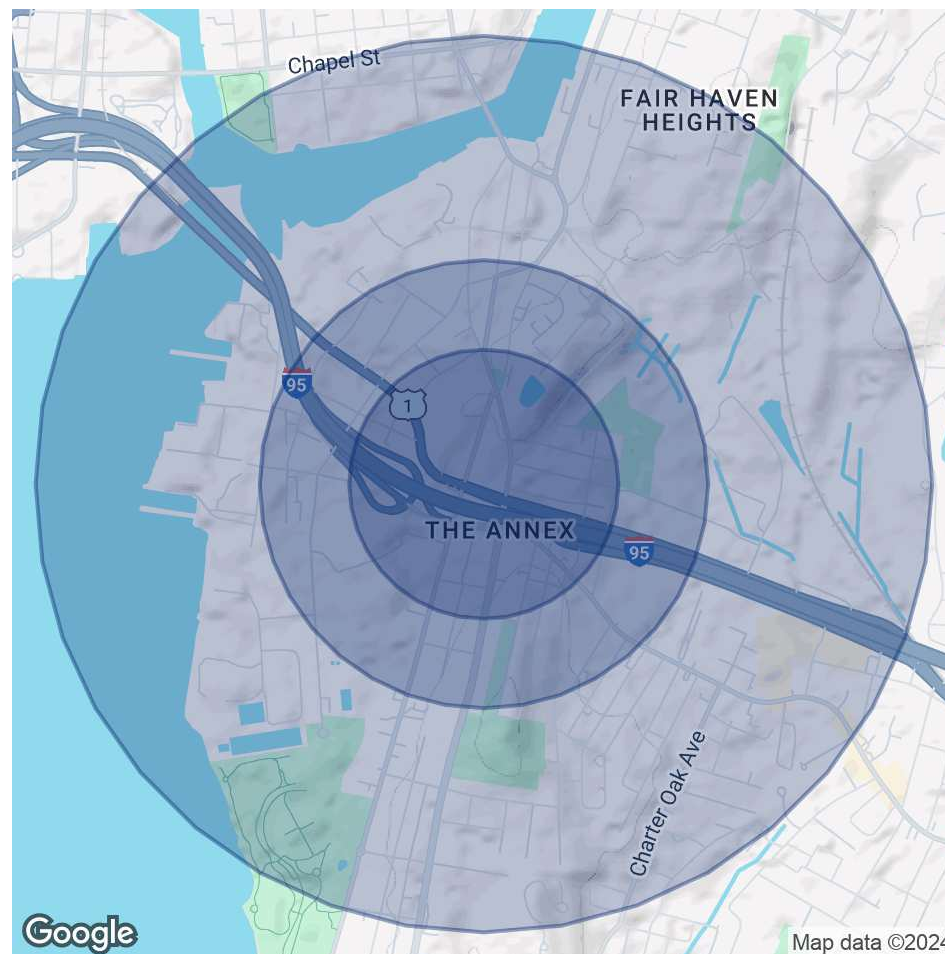
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,233	4,879	11,741
Average Age	36	36	38
Average Age (Male)	35	34	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	834	1,819	4,595
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$62,695	\$62,693	\$71,638
Average House Value	\$219,211	\$215,581	\$260,522

Demographics data derived from AlphaMap



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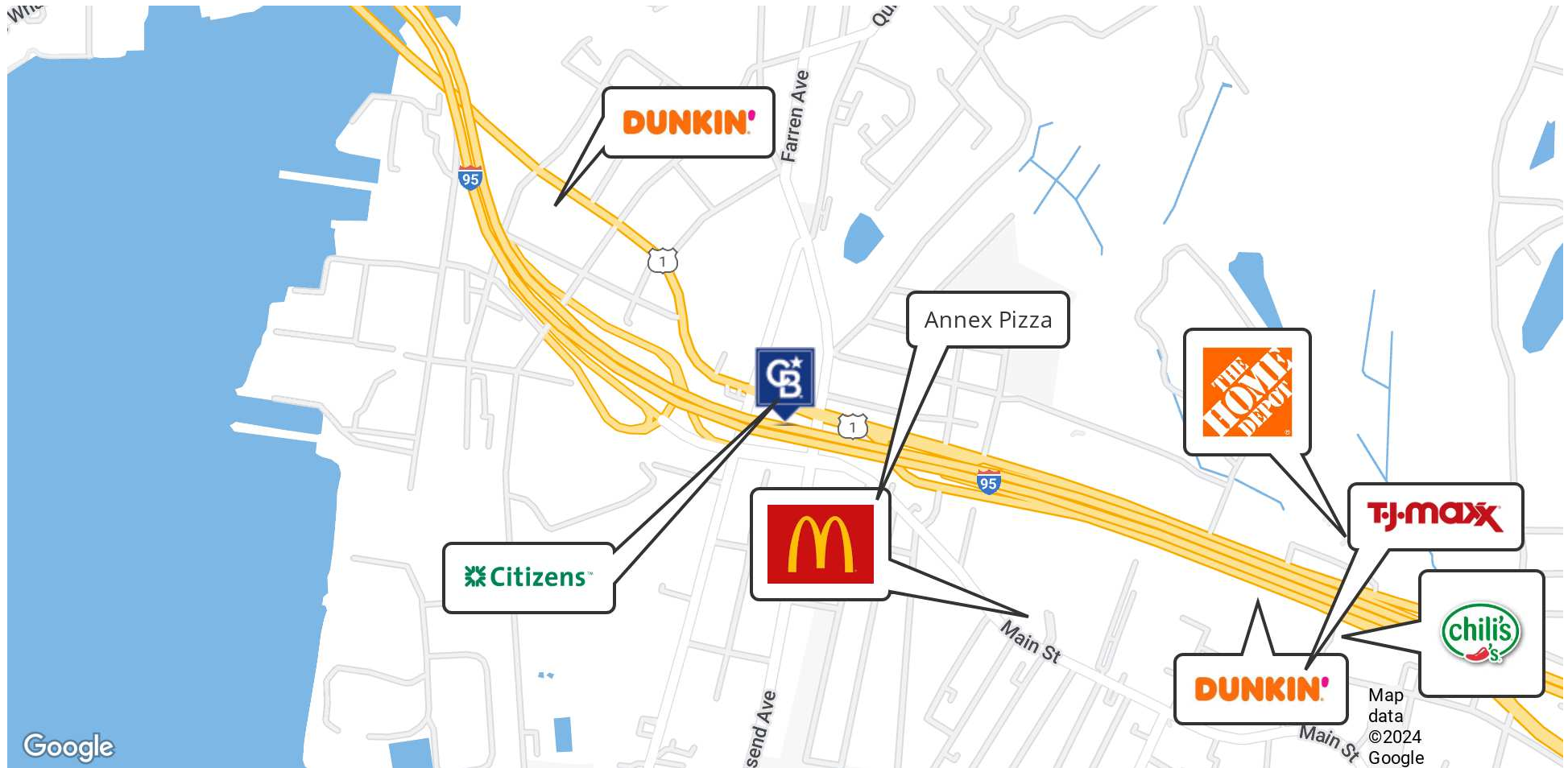


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**Kenneth
Borson**
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NO.	DATE	REVISION
BASE/REVISION		

PROJECT NAME
MILESTONE CONSTRUCTION

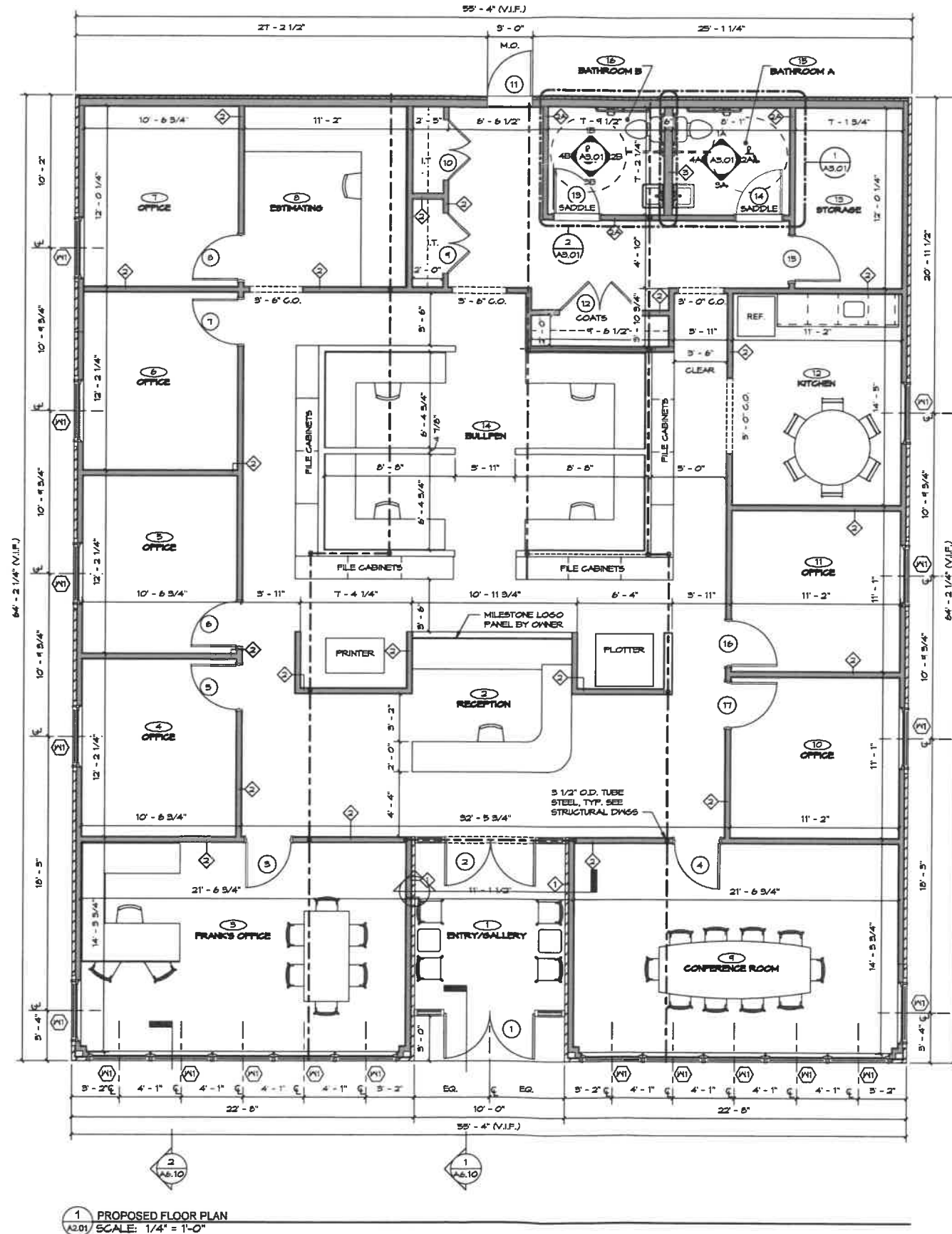
BUILDING NAME & ADDRESS
MILESTONE CONSTRUCTION
442-454 FORBES AVE
NEW HAVEN, CT

PROJECT NUMBER 2019.023	REV NUMBER N/A
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DRAWING TITLE
PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"	DRAWN BY AM/RS
FILENAME FILE	DATE SEPTEMBER 11, 2020
DRAWING NUMBER	

A2.01



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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TOM CAVALIERE

Comm Broker Associate

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Direct: (203) 907-7800

CT #REB.0110396

PROFESSIONAL BACKGROUND

As a Broker Associate with Coldwell Banker Realty, I bring over four decades of experience in residential and commercial real estate. Since becoming a licensed broker in 1978, I have specialized in the sales and marketing of residential properties, commercial investments, new construction, and land development. I've built a strong reputation for delivering results throughout the Greater New Haven and Valley areas.

Beyond traditional real estate, I have a deep expertise in land acquisition and development, successfully collaborating with builders, developers, and construction companies for nearly 40 years. My knowledge extends to both residential and commercial appraisal, and I've served as an expert witness for real estate valuation matters, providing trusted evaluations for court testimony.

I hold the Graduate, REALTOR® Institute (GRI) designation and have been recognized as a Five Star Professional in Connecticut Magazine since 2012. Early in my career, I co-owned a multi-million dollar real estate company with three offices in Greater New Haven, before joining Coldwell Banker Realty in 2017.

Coldwell Banker Commercial Realty

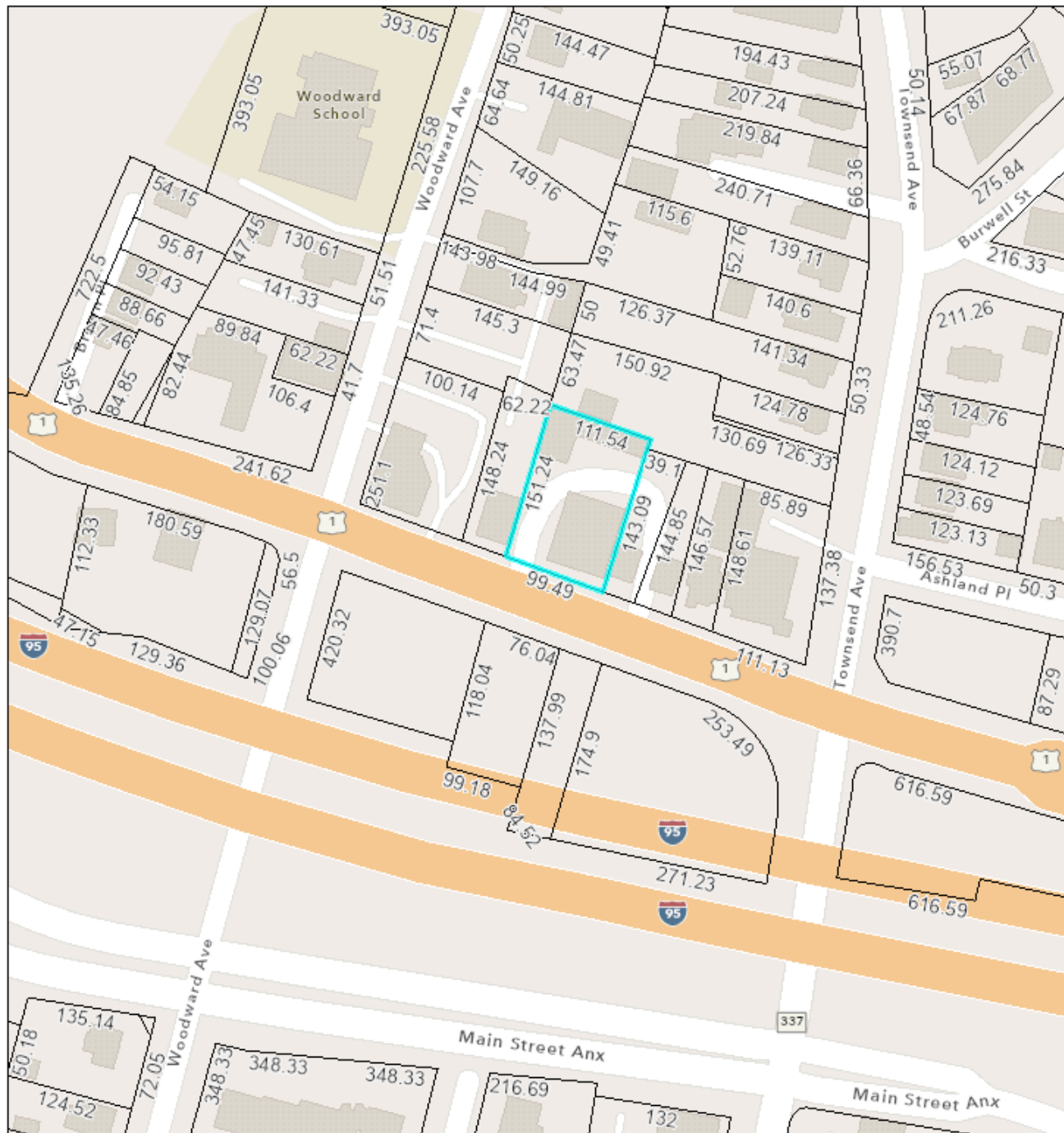
236 Boston Post Rd
Orange, CT 06477

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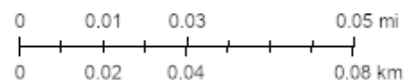
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ArcGIS Web Map



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