

Office Suites With Immediate Occupancy

Press|Cuzzo
REALTORS
Commercial Services



Architecturally Designed Modern Office Building

SUITES FROM SINGLE ROOM
1,500 S.F. TO 4,600 Contiguous S.F.

Featuring Walls of Glass
and Flexible Floor Plans

97 WASHINGTON AVENUE
NORTH HAVEN, CONNECTICUT

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

OVERVIEW

Press|Cuzzo, as exclusive broker, is pleased to offer office suites at 97 Washington Avenue. Centrally located in North Haven's business district, this office building has excellent exposure on Washington Avenue with ample on-site parking. 4 office suites are available immediately for lease. All spaces are offered at \$19.00/SF + janitorial. All utilities included.

OFFICE SUITES
97 WASHINGTON AVENUE
NORTH HAVEN

PROPERTY HIGHLIGHTS

- Well located, convenient to I-91 & Parkway
- Ample on-site parking
- Flexible Open Floor Plans
- Can combine to 4,600 SF
- Walk to restaurants, banking and shopping

PROPERTY SUMMARY

- Lot Size: .92 Acres
- Zone: CB40
- Built: 1988
- Total Building: 27,000 SF



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INTERIOR PHOTOS



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AVAILABILITIES

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NORTH HAVEN

<u>SPACE</u>	<u>SIZE</u>	<u>RATE</u>	<u>AVAILABLE</u>
Suite 2	1,500 SF	19.00/SF	Immediately
Suite 3	212 SF	19.00/SF	Leased
Suite 4	1,012 SF	19.00/SF	Immediately
Suite 7	2,100 SF	19.00/SF	Immediately
Suite 8	1,465 SF	19.00/SF	Immediately

*Lease rate is full gross + janitorial

This location offers a tenant immediate highway and parkway access, high visibility and within walking distance of all the amenities on Washington Avenue, Route 5. Easy access to I-91 Exit 11. Medical use is permitted.

15 minutes to downtown New Haven, Yale New Haven Hospital, Yale University, Quinnipiac University. Halfway between New York and Boston.

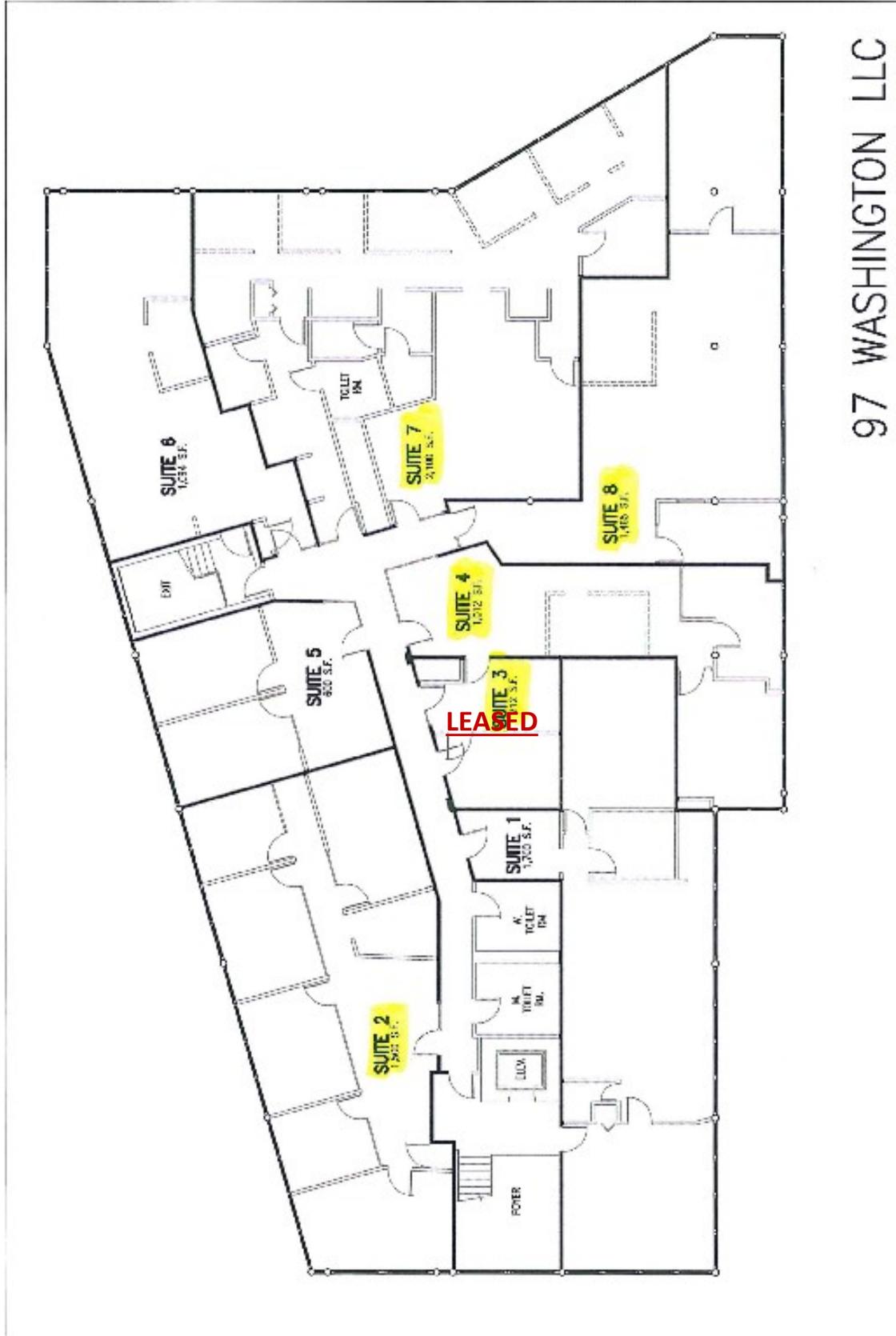
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FLOOR PLAN



BROKER

DELIVERING
RESULTS FOR OVER
40 YEARS!



Stephen Press, SIOR

Principal

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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.



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Renee Stevens, Commercial Advisor

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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.

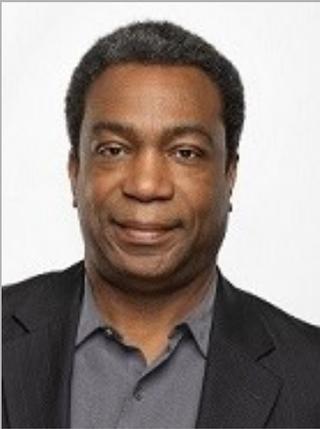
I have lived on the Connecticut shoreline for 25+ years and currently reside in North Guilford. I have Commercial and Investment Real Estate Certified (CIREC) certification and a member of the Greater New Haven Association of Realtors Commercial and Investment Division (CID).



Renee Stevens, Commercial Advisor
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BROKER

CALL ME
FOR ALL YOUR
REAL ESTATE NEEDS



Mark Foreman, Commercial Advisor

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Mark Foreman has held a passion for real estate since graduating from Yale University in 1987. He was the founder and co-owner of Cornerstone Capital Mortgage and Real Estate Services, a full service Mortgage and Real Estate Company, providing commercial and residential services to clients throughout Connecticut. He served in various volunteer leadership positions throughout his career, including Vice President and Liaison to Committees for the NATIONAL ASSOCIATION OF REALTORS® (NAR) and a member of NAR's Housing Needs committee and its Member Policy and Board Jurisdiction committees. He was co-leader of a Connecticut delegation of Realtors on NAR's work with Habitat for Humanity's Global Village Program, building homes in areas devastated by hurricane Katrina. He served as President and Treasury of the Connecticut Association of REALTORS® (CAR) and a member of CAR's strategic planning committee. In 2005 Foreman was awarded the honor of "REALTOR® of the Year" by his state peers.

From 2010 to 2013 Mark was the SVP of Operations for Century 21 Real Estate LLC., and then held the same position for Better Homes and Garden Real Estate from 2013 to 2015. In this capacity he supported franchisees throughout the US. Foreman brings significant real estate experience and depth, which will be an asset when working to help our clients achieve their real estate objectives.



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