



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

HAMDEN PROFESSIONAL CENTER, 2560 DIXWELL AVE, HAMDEN, CT
4,815± SF MEDICAL OFFICE SPACE – 2 SUITES ON 3RD FLOOR

LEASE RATE: Market Rent

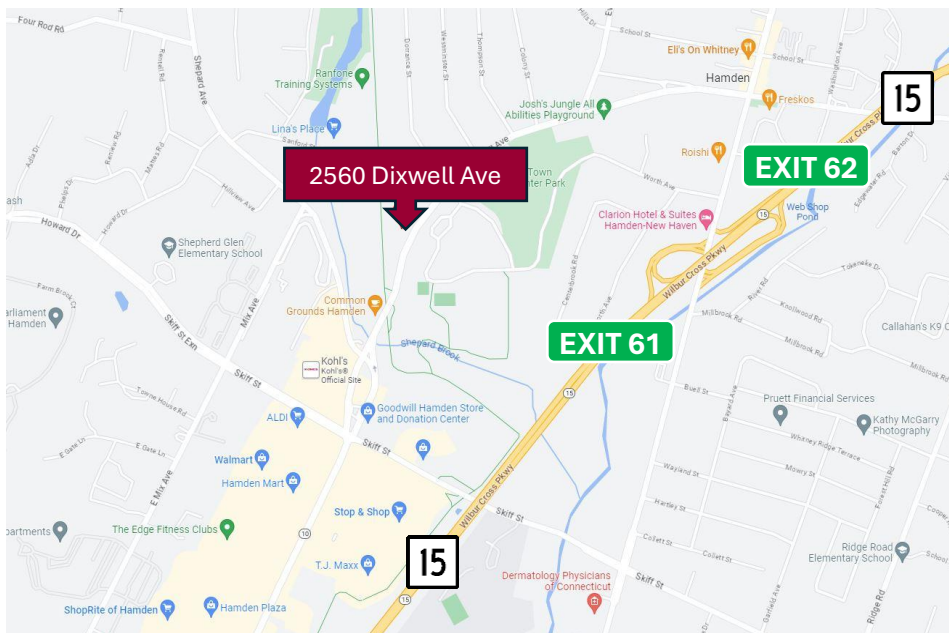
HIGHLIGHTS

- 30,050± SF Medical Office Building
- 2 Suites for Lease on 3rd Floor
- 3B – 1,570± SF
- 3C – 3,245± SF
- Elevator Access
- Highway Access to Route 15 or I-91

CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046
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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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LEASE RATE: Market Rent

2560 Dixwell Ave, Hamden, CT 06514

2 MEDICAL OFFICE SUITES – 1,570± SF & 3,245± SF

BUILDING INFORMATION

GROSS BLD AREA: 30,050± SF

AVAILABLE AREA: 4,815± SF

MAX CONTIGUOUS SF: 3,245± SF 3C – 3RD FL

MINIMUM SF AVAILABLE: 1,570± SF 3B – 3RD FL

OF FLOORS: 3

FLOOR PLATE: 6,693± SF

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Forced Air

SPRINKLERED: Yes, Wet

ELEVATORS: Yes, 1

SITE INFORMATION

SITE AREA: 1.52± Acres

ZONING: T4

PARKING: Large Parking Lot

SIGNAGE: Monument

VISIBILITY: Excellent

HWY ACCESS: I-91 or Route 15

TRAFFIC COUNT: 19,000± Average Daily Traffic

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$4,574,500

MILL RATE: 51.88

TAXES: \$165,776.22 (2025)

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

AREA RETAIL: Close proximity to retail shopping centers including: Kohls, Walmart, Aldi, Marshall's, Stop & Shop, ShopRite, & Petco



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