

F O R L E A S E

# NEW HAVEN PLAZA

540 & 560 Ella T. Grasso Boulevard / New Haven, CT 06519

## 5,000 - 60,000 SF OF OFFICE/FLEX SPACE

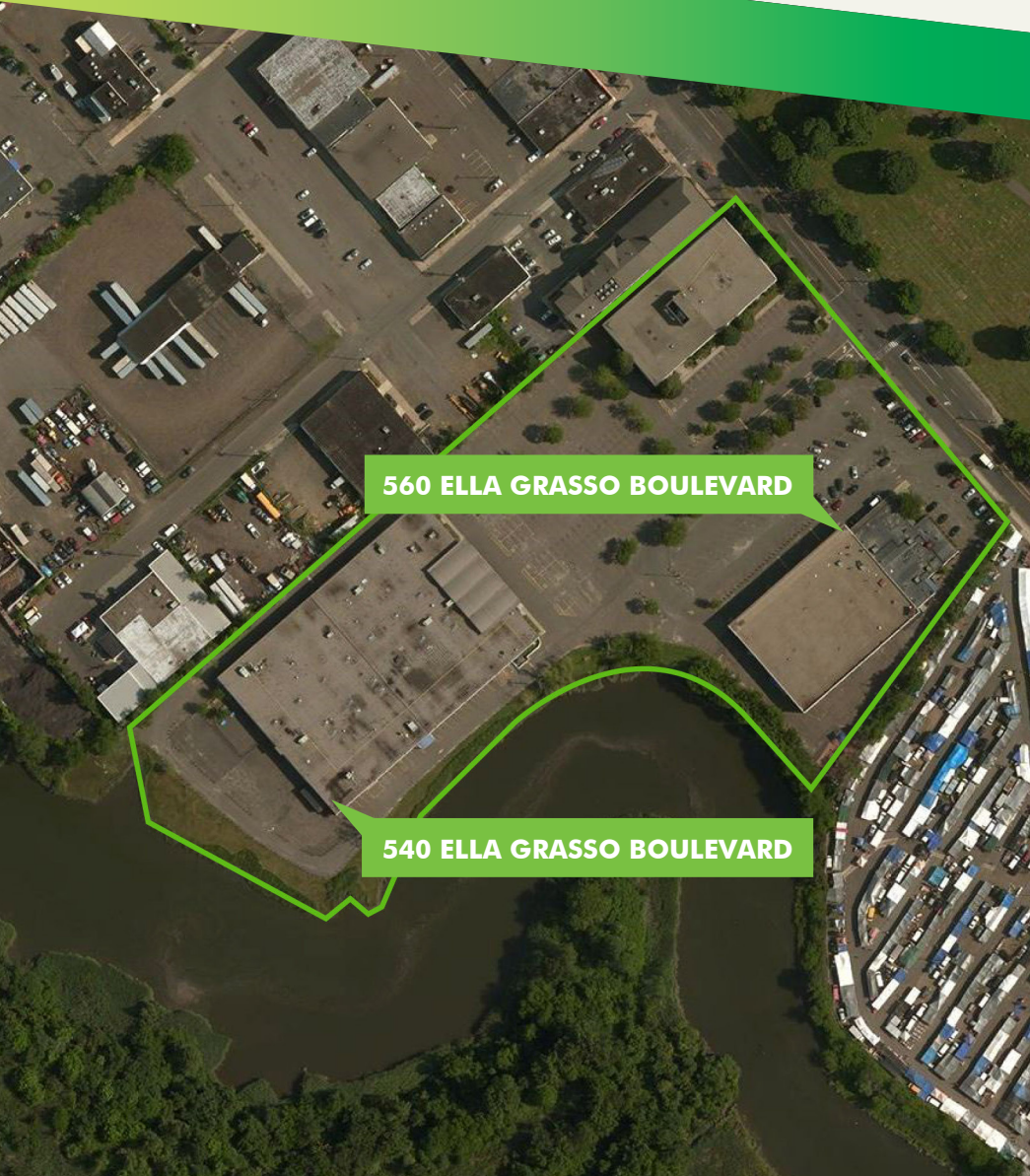
CBRE is pleased to present New Haven Plaza, an excellent opportunity to lease quality space at 540 & 560 Ella T. Grasso Boulevard in New Haven, Connecticut, ideal for Life Science, Educational and standard office or flex uses. The property offers excellent highway access and proximity to Yale-New Haven Hospital, Yale University, University of New Haven and the Central Business District with a scenic riverscape and open green space.

### Currently Available:

<b>+ 540 Ella T. Grasso Boulevard:</b>	32,000 SF (column free)
<b>+ 560 Ella T. Grasso Boulevard:</b>	60,000 SF
<b>+ Lease Rate:</b>	\$16.50/SF Gross

### Property Highlights:

- + Available space can be subdivided to 5,000 SF
- + Ample surface parking
- + Less than one mile to Interstate 95
- + Less than five minutes to Yale-New Haven Hospital and Downtown New Haven
- + Single story building can be an easy conversion to Life Science/Biotech





## 540 ELLA T. GRASSO BOULEVARD









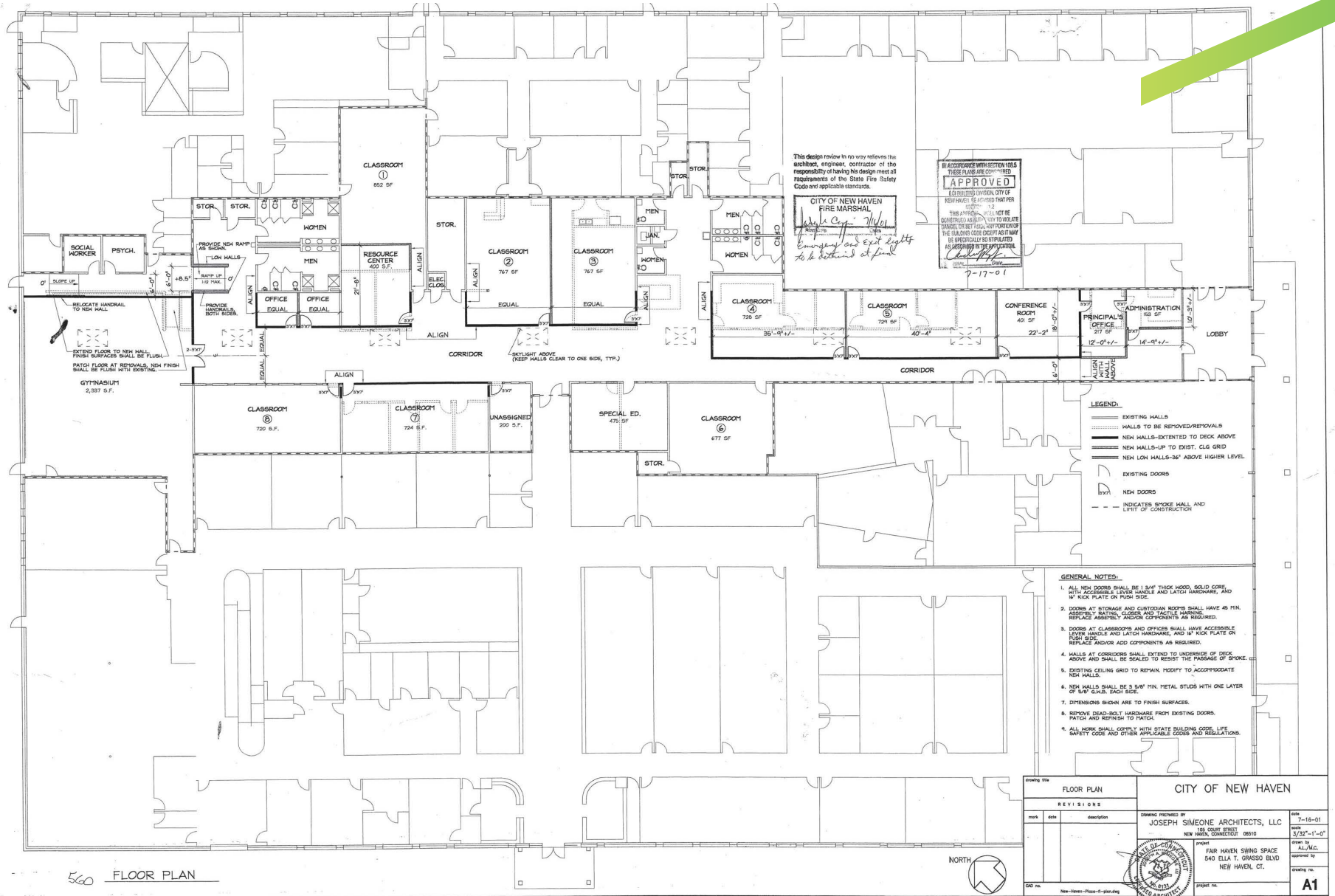
# 560 ELLA T. GRASSO BOULEVARD





# FLOOR PLAN

## 560 ELLA T. GRASSO BOULEVARD



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## PLEASE CONTACT:

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