

FOR LEASE

OFFICE / RETAIL SPACE



**OFFICE / RETAIL
SPACE**

3,000 SF OFFICE

**2285 Whitney Avenue
Hamden, Connecticut**

Offered Exclusively by:

Mark Foreman

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OVERVIEW



OFFICE / RETAIL
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\$18 GROSS + UTILITIES

PROPERTY HIGHLIGHTS

- 3,000 s.f. Office / retail unit
- Fully Sprinklered
- Ample on-site parking
- Zone T-4
- Prime Route 10 location

PROPERTY SUMMARY

- At signalized intersection
- Lot Size: 1.22 Acres
- 20,900 SF Building
- Across from Parkway On/Off ramp
- Exposure to Parkway

Located near the intersection of Dixwell and Whitney Avenues. Many banks, restaurants, retail establishments, along with a New Residence Inn by Marriott; 110 room hotel—all in walking distance to this site.



PROPERTY OVERVIEW

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2285 Whitney Avenue, Hamden consists of a 20,900 s.f. office/retail facility sited on 1.22 acres. The property has recently undergone renovations and repositioning.

3,000 s.f. recent build-out, available for lease with immediate occupancy.

Well located in Hamden's Central Business District at the Parkway exit 61 on / off ramp. In addition to the excellent identity on Route 10, minutes to I-91 and downtown New Haven.



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PROPERTY PHOTOS

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Commercial Services

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Floor Plans



FIRST FLOOR

AERIAL PHOTO

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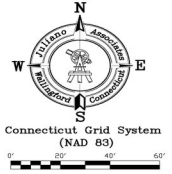


2285 Whitney Avenue, Hamden

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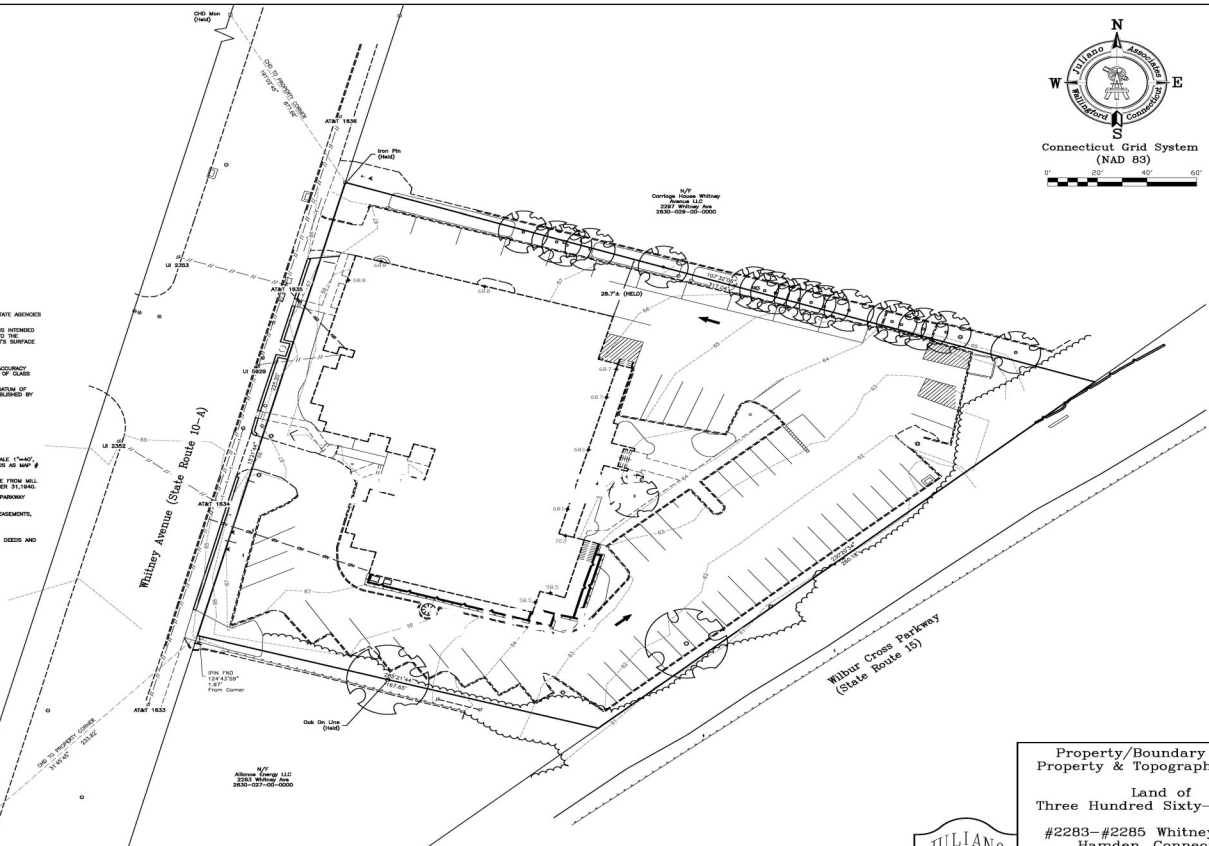


Site Location Plan
Scale: 1"=1000'

SURVAYOR'S NOTES:

1. THIS SURVEY MAP WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES BEGINNING 20-3005-1T THRU 20-3005-10, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY & TOPOGRAPHIC SURVEY. A PROPERTY SURVEY IS DESIGNED TO DETERMINE BOUNDARIES, EASEMENTS, RIGHTS AND PRIVILEGES ADJACENT TO THE PROPERTY AND ADJACENT TO THE PROPERTY AND A TOPOGRAPHIC SURVEY IS DESIGNED TO DETERMINE (RELAY) OF THE EXISTING SURFACE (GRADE) AND THE LOCATION OF BUILDING AND UTILITIES THEREON.
3. THE BOUNDARY DETERMINATION CATEGORY IS A REVELATION OF MAP REFERENCES.
4. THIS SURVEY CONFORMS TO A MODERNIZATION ACTIVITY STANDARD OF CLASS A-2 AND A VERTICAL ADJUSTMENT STANDARD OF CLASS 1-3, TOPOGRAPHY AS DETERMINED FROM AN ADVANCED STANDARD OF CLASS 1-3.
5. ALL ELEVATIONS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983, ELEVATIONS BASED UPON THE NORTH AMERICAN DATUM OF 1983, BOTH DATUMS ESTABLISHED BY THE NATIONAL BUREAU OF STANDARDS.
6. THE PROPERTY IS LOCATED WITHIN A 1-4 TRACTS ZONE.
7. THE AREA OF THE PROPERTY IS 63,238.4 SQUARE FEET (1.234 ACRES).
8. THE PROPERTY IS DESIGNATED ON THE TOWN OF HARDEN ASSESSOR'S RECORDS AS PARCEL 26-000-0000.
9. REFERENCE IS MADE TO THE FOLLOWING MAP(S):
PROPERTY SURVEY: EDWARD S. CORNING, 1820-1825 WHITNEY AVENUE, HARDEN, CONNECTICUT, SCALE 1"=400', DATED DECEMBER 3, 1987, PREPARED BY EDWARD CORNING, ON FILE ON THE HARDEN LAND RECORDS AS MAP # 26-004.
10. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF HARDEN, WHITNEY AVENUE FROM MILL BROOK INTERCHANGE TO INTERCHANGE ROAD, NO. 10, 8" X 10 1/2" SCALE, 1"=400', DATED OCTOBER 23, 1964.
11. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF HARDEN, WILBUR CROSS PARKWAY FROM SONGEL AVENUE INTERCHANGE TO SONGEL AVENUE, SCALE 1"=1000', DATED JUNE 1989.
12. PROPERTY IS SUBJECT/PRESERVED TO OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORDS MAY REVEAL.
13. WHITNEY AVENUE IS A STATE HIGHWAY WITH A DESIGNATED 66 FOOT RIGHT-OF-WAY.
14. THE BOUNDARY OPTION HAS BEEN USED AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, AS WELL AS FROM FIELD SURVEY, INCLUDING LOCATIONS DURING THE FIELD SURVEY.

LEGEND	
○	IRON PIN/PIPE FOUND
□	MINOR PIPE FOUND
—	UTILITY POLE
—	UTILITY METER
—	WATER GATE
—	WELL EXHAUSTION
—	BUSH
—	SHRUB
—	DAWN BUSH
—	SHRUB LIGHT
—	TREE
—	PROPERTY LINES
—	ADJACENT PROPERTY LINES
—	EXISTING STRUCTURE
—	EDGE OF PAVEMENT (NO CURB)
—	EDGE OF DRIVEWAY
—	LANDSCAPING
—	SEWER/WALKWAY
—	CONCRETE/SLAB
—	1" CONTOUR
—	CONCRETE/SLAB
—	TRAILLINE



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
David W. Juliano PLS #09033
Christopher S. Juliano PLS #19725

NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION



Property/Boundary Survey
Property & Topographic survey
Land of
Three Hundred Sixty-Eight LLC
#2283-#2285, Whitney Avenue
Harden, Connecticut

Drawn: ZGEORGINA	Date: 11/07/19	Scale: 1" = 20'
Designed: ZGEORGINA	Checked: JDMED	Project no.: 19-215
Revised: JDMED	Sheet: 1 of 1	Revision: 0

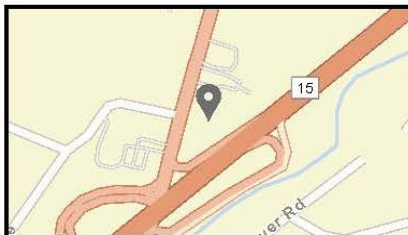
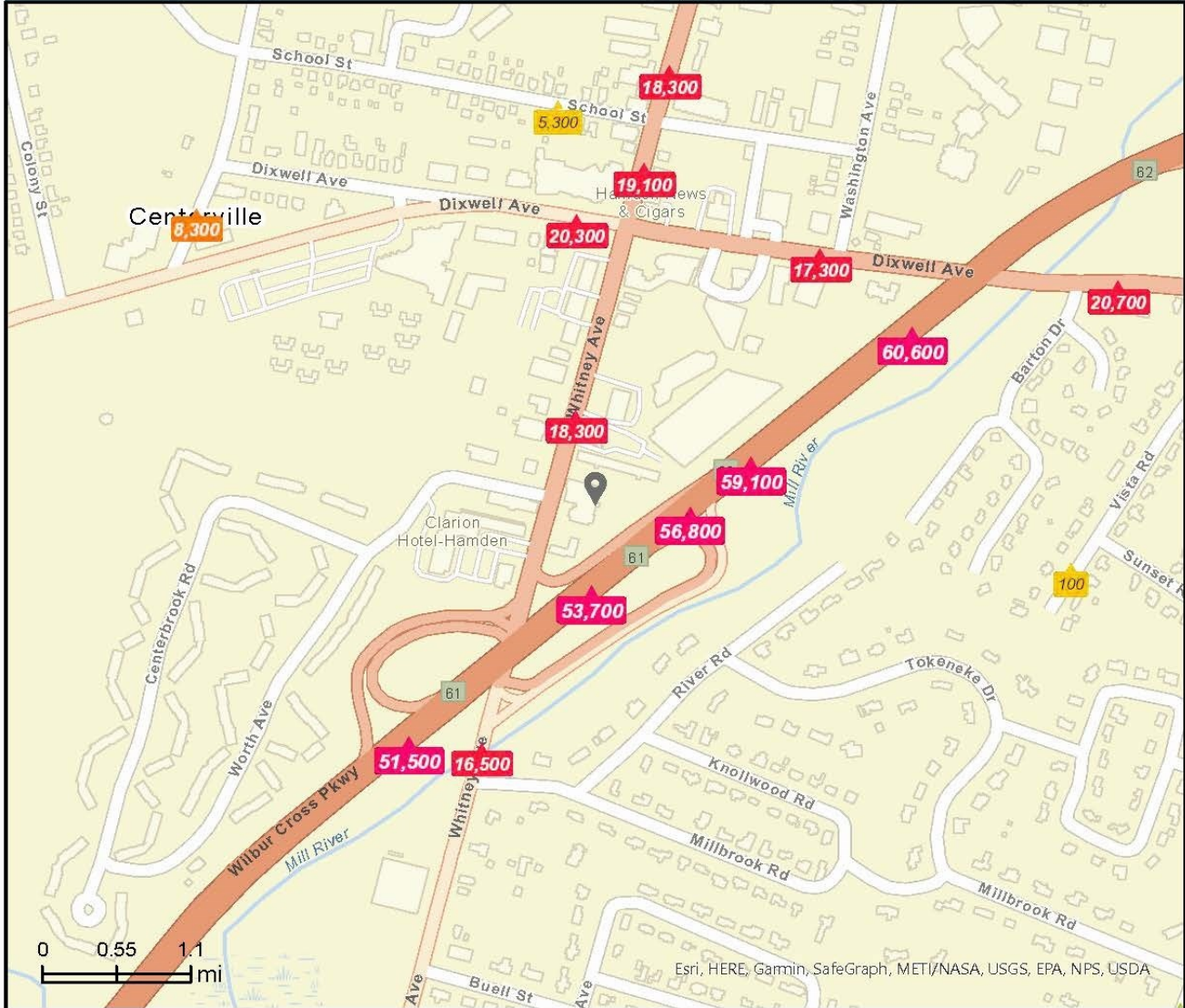
TRAFFIC COUNT

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Traffic Count Map - Close Up

2285 Whitney Ave, Hamden
2285 Whitney Ave, Hamden, Connecticut, 06518
Rings: 1, 2, 3 mile radii

Latitude: 41.38061
Longitude: -72.90229



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).

May 06, 2021

REAL ESTATE ADVISOR

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For all Your
Real Estate Needs!



Mark Foreman

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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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BROKER

**DELIVERING RESULTS
FOR OVER
40 YEARS**



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Principal

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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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