

FOR LEASE | PROFESSIONAL MEDICAL OFFICE SPACE SUITES RANGING FROM 902± SF TO 4,628± SF

1952 Whitney Ave, Hamden, CT 06517

LEASE RATE: Call Listing Broker



Virtual Tour

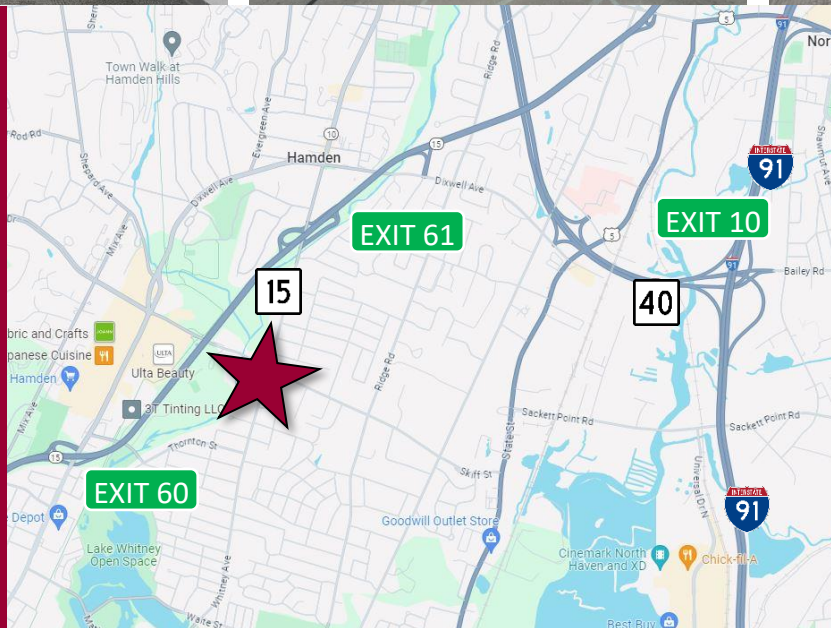


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Property Highlights

- Professional Medical Office Space
- 2 Elevators
- **12,942± SF Available**
 - 902± SF - #LL0 - Gr FL
 - 4,628± SF - #101 - 1st FL
 - 3,570± SF - #202 - 2nd FL
 - 1,410± SF - #301 - 3rd FL
 - 996± SF - #305 - 3rd FL
 - 1,436± SF - #307 - 3rd FL
- Canopy for Covered Patient Drop-off / Pick-up
- Great Visibility with over 15,000+ ADT
- Ample Parking, 4.15/1,000
- Convenient Access to Highways, Route 15 & I-91
- Close Proximity to Hospitals

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

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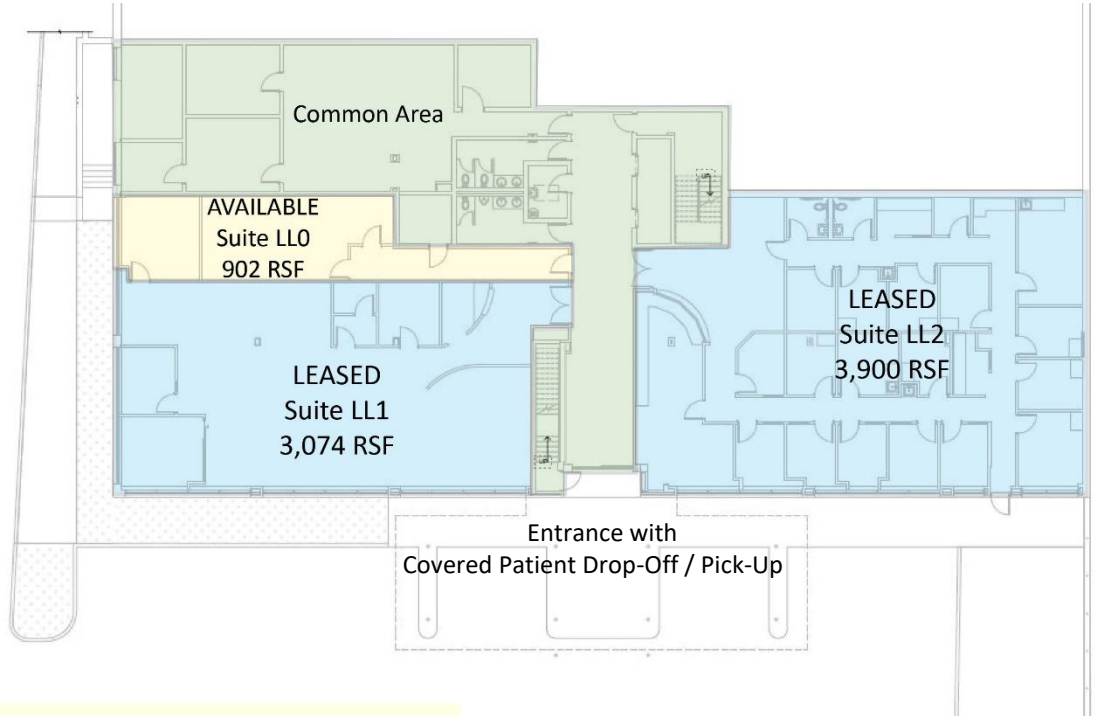
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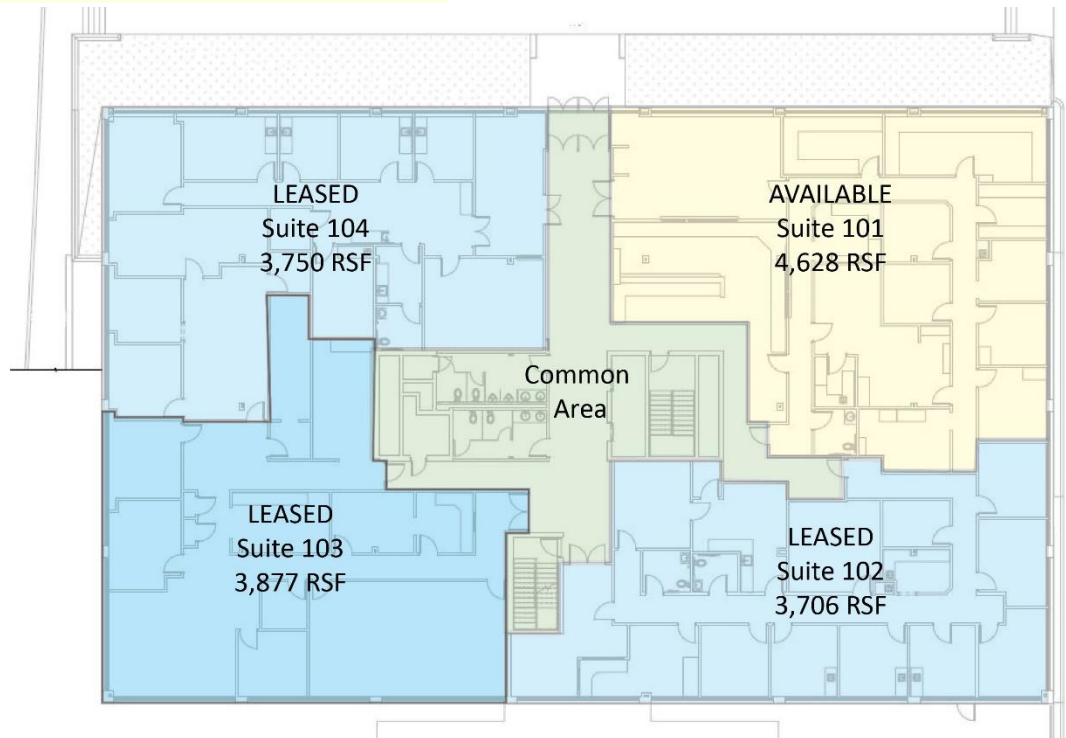
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 - Shopping
 - Banking
 - Dining

Ground Floor Availability - 902± SF



First Floor Availability - 4,628± SF



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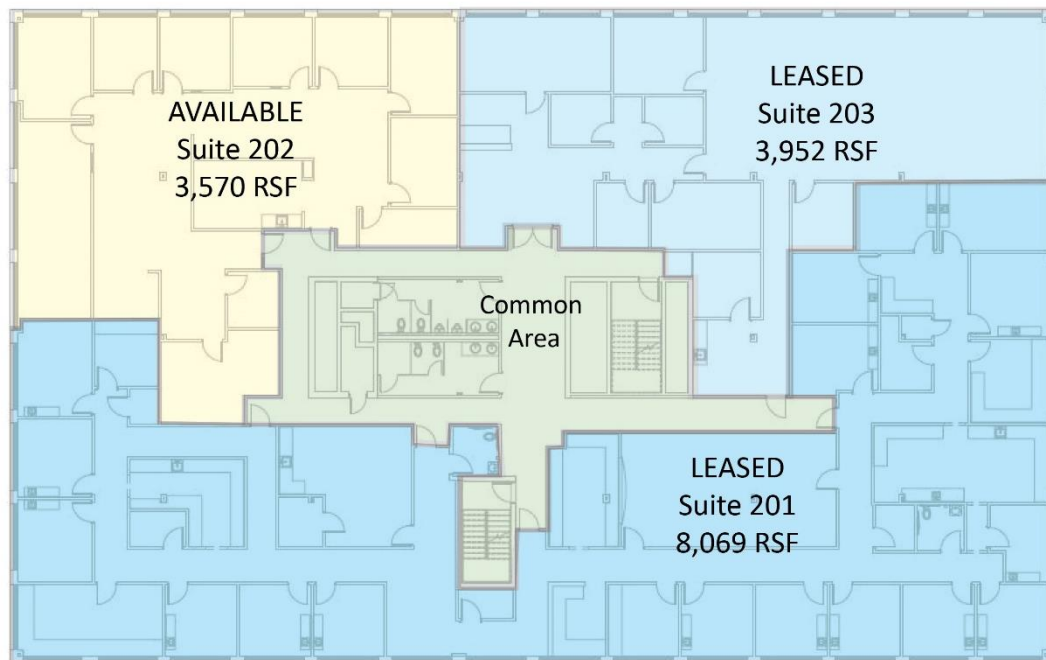
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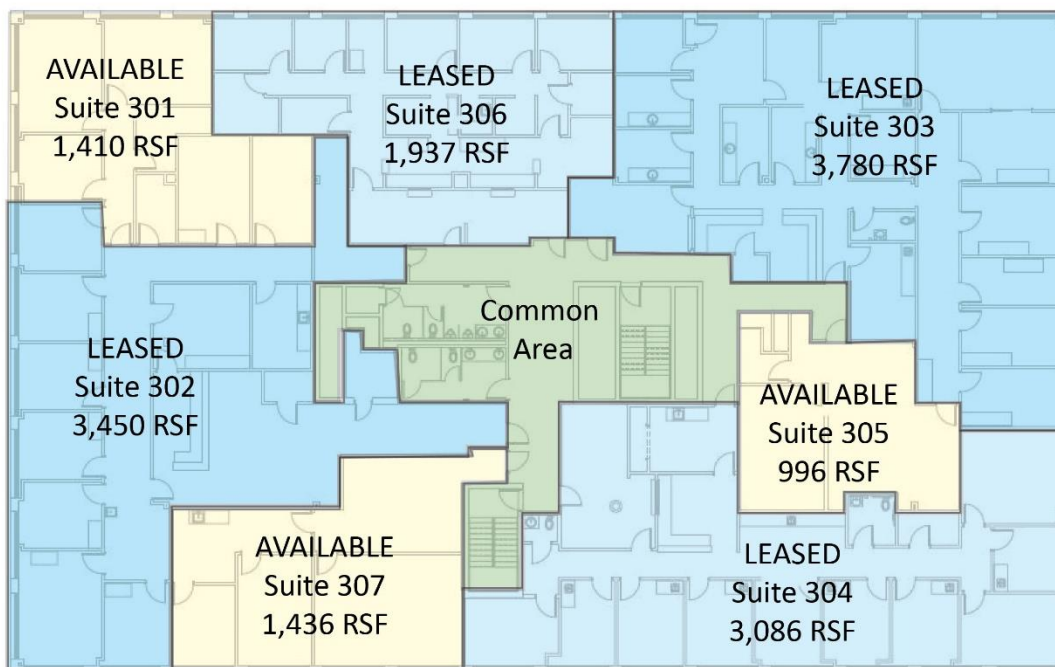
Second Floor Availability – 3,570± SF



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Third Floor Availability – 1,410± SF, 1,436± SF & 996± SF



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BUILDING INFORMATION

RENTABLE AREA	55,524± SF
AVAILABLE AREA	12,942± SF
MAX CONTIGUOUS AREA	4,628± SF
MIN AVAILABLE AREA	902± SF
OCCUPANCY LEVEL	77%
NUMBER OF FLOORS	4
FLOOR PLATE	13,500±
CONSTRUCTION	Steel, Masonry
ROOF TYPE	T&G / Rubber
YEAR BUILT	1977, Current Renovations

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Hydro Air
ELEVATOR(S)	Yes, 2

DIRECTIONS I-91 to Exit 40 (connector) to Whitney Ave or Route 15 to Exit 60 or 61 to Whitney Ave

SITE INFORMATION

SITE AREA	3.31± Acres
ZONING	T4
PARKING	4.15/1,000 – 224 Spaces
VISIBILITY	Excellent
FRONTAGE	200+ Feet
HWY ACCESS	I-91, Route 15
TRAFFIC COUNT	15,400+

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

COMMENTS O,R&L Commercial is pleased to present multiple suites of Medical Office space for Lease in 55,524± SF building located on Whitney Ave in Hamden, CT. The building has been beautifully renovated and includes a covered canopy for patient drop-off/pick-up, 2 elevators, ample parking, great frontage & visibility, along with convenient access to highways.

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