

OFFICE FOR LEASE FLEX MIXED-USE SPACE

OFFICE - PROFESSIONAL SERVICES - HYBRID



53 HANCOCK ST. STRATFORD, CT

Newly renovated commercial building. Great opportunity for a growing business. Part of the building is for lease. **3,580 sqft of flexible office space available.** Private offices, meeting rooms, and open space on the 1st and 2nd floors. Renovated in 2016 and again in 2025. New A/C units, LED lighting, kitchens, fresh paint, smart thermostats, and a mix of concrete and new laminate floors. Clean and well-maintained. Exit 32 off 95, access via Hancock St. Parking in the front and street parking. The other part of the building space is currently being used for storage.

BUILDING: 2-STORY BUILDING, 0.34 ACRES, RENOVATED IN 2016 AND 2025

SPACE: 3,580 SQFT. SPACE INCLUDES ALL OF THE 2ND FLOOR AND PART OF THE 1ST FLOOR.

PRIVATE OFFICES: 7 + OPEN SPACE

PARKING: 5 SPACES IN THE FRONT + OFF-STREET PARKING (BACK SPACE NEGOTIABLE)

KITCHENS: 2 **BATHROOMS:** 2

ZONING/USE: LIGHT INDUSTRIAL (MA), CLASS I, OFFICE

ELECTRIC: 200 AMP & 100 AMP, 230 VOLTS, 3 PHASE

UTILITIES: CITY WATER, SEWER, AND NATURAL GAS

HEAT: GAS FORCED AIR HEAT

AIR CONDITIONED: YES, 2 NEW UNITS FROM 2017

MISC: INSTANT HOT WATER, KITCHEN + BATHROOMS

RENTAL RATE: \$13.40/SQFT. (\$10.87 BASE +2.53 NNN)

PRICE: \$3,997/MONTH FOR 1ST YEAR

RENTAL TERM: 36-MONTH MIN



FOR ADDITIONAL INFORMATION, PLEASE

CONTACT STEVE GENTILE AT

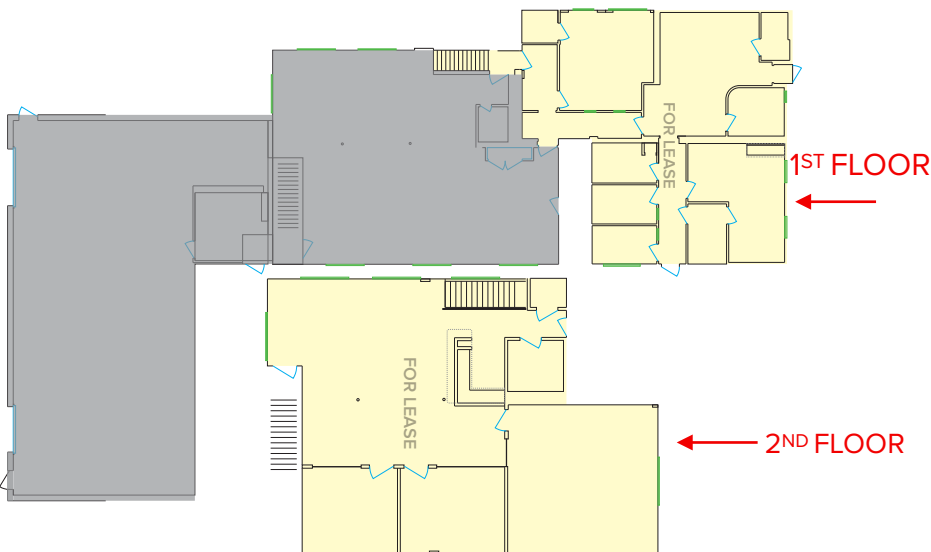
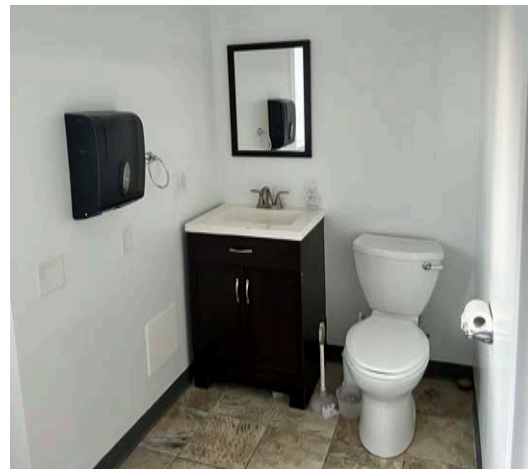
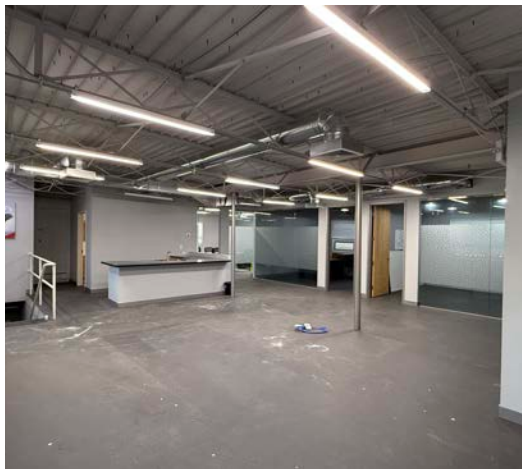
203.520.9393 OR

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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

53 HANCOCK ST. STRATFORD, CT

Minutes from the train station, shopping, restaurants, downtown, and more. Plenty of power and updated electrical circuits. Well-maintained and move-in ready. Over \$200,000 in renovations.



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