

# Professional Office Space For Lease

4,716 S.F., First Floor, Suite 201



## *321 Research Parkway, Meriden*

### OFFICE SPACE

4,716 SF Office Suite  
For Sub-Lease

\$18.50 SF Gross + Utilities

321 Research Parkway  
Meriden, Connecticut

Mark Foreman

203.288.1900 x126

[mforeman@presscuzzo.com](mailto:mforeman@presscuzzo.com)

Stephen Press, SIOR

203.288.1900 x123

[spress@presscuzzo.com](mailto:spress@presscuzzo.com)

# OVERVIEW

Spacious 1st floor office suite. Flexible floor plan featuring private offices, large conference room, secure server room and kitchenette.

321 RESEARCH PARKWAY  
MERIDEN, CT

## PROPERTY HIGHLIGHTS

- Well located, just off I-91 /Route 15 Interchange
- Ideal for corporate office
- Located adjacent to Four Points Sheraton
- Building has been recently updated
- Renovations to common area hallways and bathrooms
- Updated exterior landscaping and surface parking lot

## PROPERTY SUMMARY

- Class B Building
- 51,354 SF 3 Story Office Building
- Built: 1984/Renovated 2012
- 199 surface parking spaces
- Offering Immediate Occupancy
- Below Market Lease Rate



**Press|Cuzzo**  
REALTORS  
Commercial Services

[www.presscuzzo.com](http://www.presscuzzo.com)

**Mark Foreman**  
203.288.1900 x126

**Stephen Press, SIOR**  
203.288.1900 x123



# PHOTOS

321 RESEARCH PARKWAY  
MERIDEN, CT



**Press|Cuzzo**  
REALTORS  
Commercial Services

[www.presscuzzo.com](http://www.presscuzzo.com)

**Mark Foreman**  
203.288.1900 x126

**Stephen Press, SIOR**  
203.288.1900 x123

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

# PHOTOS

321 RESEARCH PARKWAY  
MERIDEN, CT



**Press|Cuzzo**  
REALTORS  
Commercial Services

[www.presscuzzo.com](http://www.presscuzzo.com)

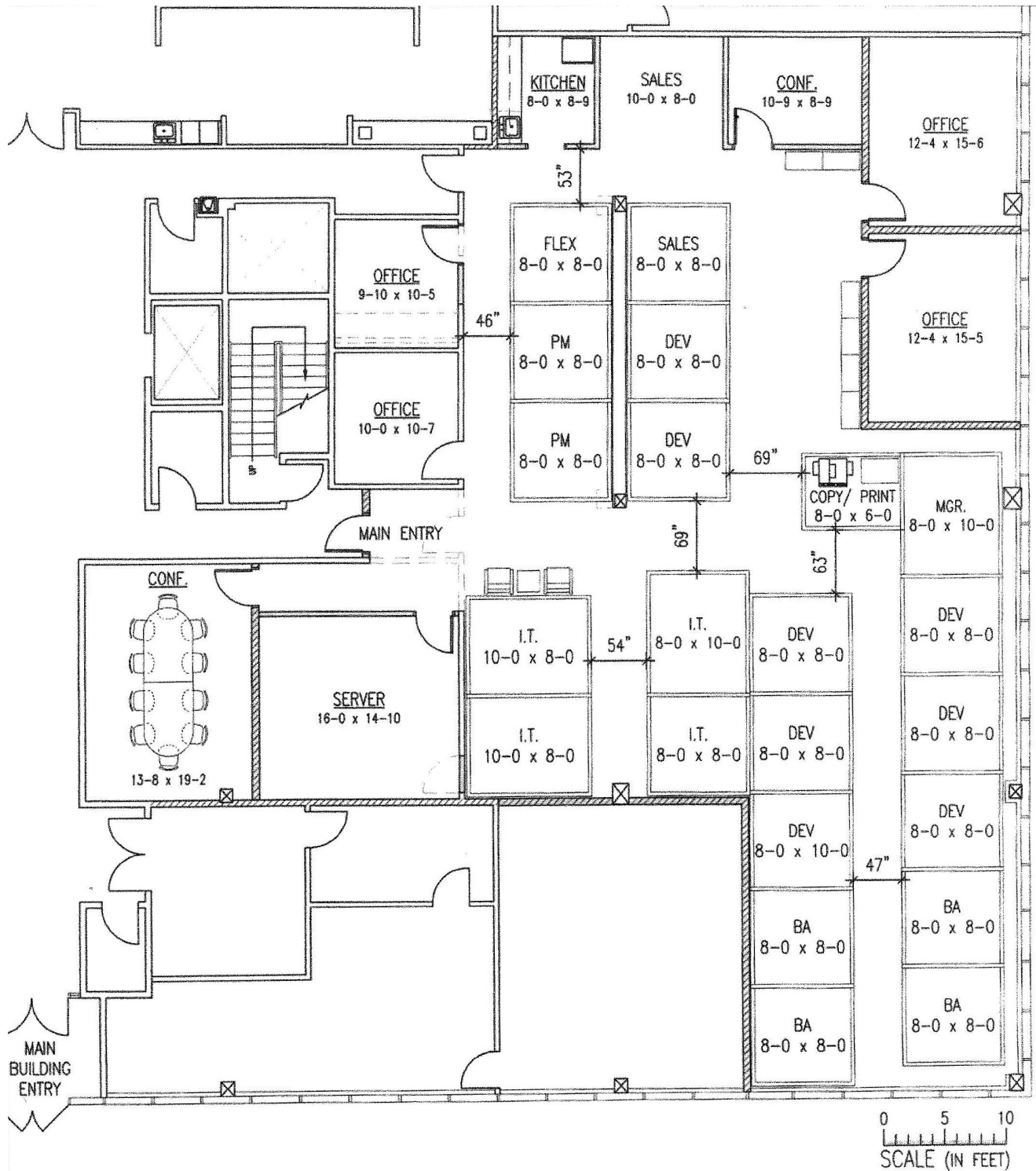
**Mark Foreman**  
**203.288.1900 x126**

**Stephen Press, SIOR**  
**203.288.1900 x123**

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.



# FLOOR PLAN



**Mark Foreman**  
**203.288.1900 x126**

**Stephen Press, SIOR**  
**203.288.1900 x123**

**Press|Cuozzo**  
 REALTORS  
 Commercial Services

[www.presscuozzo.com](http://www.presscuozzo.com)

# COMMERCIAL ADVISOR

Call Me  
For all Your  
Real Estate Needs!



## Mark Foreman

mforeman@presscuozzo.com

203.288.1900 x126 Office

203.981.4551 Mobile

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.



**Mark Foreman**  
**203.288.1900 x126**

**EXCLUSIVE BROKER**

**Delivering Results  
For Over  
40 Years!**



**Stephen Press, SIOR  
Principal**

[spress@presscuozzo.com](mailto:spress@presscuozzo.com)

203.288.1900 x123 Office

203.530.5558 Mobile

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.



**Stephen Press, SIOR  
203.288.1900 x123**

[www.presscuozzo.com](http://www.presscuozzo.com)