



Sturbridge Commons Office Condominium, 250 State Street, North Haven, Connecticut

**Unit G-1, Square Footage – 2,217 sf gross – 1st Floor – Caramel Unit**

Lease Offering – G-1 – Lower Level

Asking Lease Rate and Basis - \$21.59 x 2,117 sf - \$3,969 plus utilities

Asking Price – 2,217 sf x \$156.00 = \$345,852; Rounded \$345,000

Number of Spaces – One; Devisable to three-four office clusters

Lease Term – 2-10 years with annual escalations

Available – Now

Concessions – One month free for each 5 years of lease contract

Year Built – 1986

Parking Ratio – 3.50/1,000 sf +/- or 7-8 parking spaces

Listing Agent = Associate Broker:

Kenneth R. Labbe (203) 391-6822; Extension 805

Cell Phone = 860-891-8551; EM– [klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com)

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

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Sturbridge Commons Office Condominium, 250 State Street, North Haven, Connecticut

**Unit G-2**, Square Footage – 2,206 sf gross – 1st Floor – Caramel Unit

Lease Offering – G-2 – Upper Level

Asking Lease Rate and Basis - \$18.69 x 2,117 sf - \$3,437 plus utilities

Purchase Offering – G-2 – Upper Level

Asking Price – 2,217 sf x \$124.80 = \$275,309; rounded \$275,000

Number of Spaces – One; Devisable to three-four office clusters

Lease Term – 2-10 years with annual escalations

Available – Now

Concessions – One month free for each 5 years of lease contract

Year Built – 1986

Parking Ratio – 3.50/1,000 sf +/- or 7-8 parking spaces

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