



Sturbridge Office Condominium, 250 State Street, North Haven, Connecticut
Unit G-2, Square Footage – 2,206 sf gross – 200 sf – 2,006 sf net – 2nd Floor - Gold Unit; 200 SF
load is applied to leases and offered as a concession for unit sales.

Purchase Offering

Asking Price - \$254,591

Asking Price Per Square Foot - \$126.92

CAM – \$6.00 psf/yr

Real Estate Per Month – \$1.35 psf/yr

Special Assessment Per Month - \$1.00 psf/yr

Total Monthly Costs - \$8.35 psf/yr or \$1,535 per month add to purchase

Lease Offering

Asking Price Per Square Foot - \$11.50 psf/yr or \$2,114 per month

CAM – \$6.00 sf/yr or \$1,109 per month

Real Estate Per Month – \$1.35 psf/yr or \$289 per month

Special Assessment Per Month - \$1.00 psf/yr or \$248 per month

Total Occupancy Cost Per Sq. Ft. Per Year - \$19.85 psf/yr or \$3,649 per month

Half Unit Rental Quoted on Request – Starting at \$1,824/mo total per month plus utilities.

Exclusive Agent = Associate Broker:

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

Cell Phone = 860-891-8551; EM– klabbe@pyramidregroup.com

Pyramid Real Estate Group

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

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.