

FOR SALE / LEASE

Free Standing Office Building

MEADOWBROOK BUILDING

2751 Dixwell Ave
Hamden, CT

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**COLDWELL
BANKER
COMMERCIAL**



PROPERTY DETAILS

- | | | | |
|-------------------------|---------------------------|----------------------|------------------|
| • Land Size: | 10,375 SF | • Zoning: | T4 |
| • Building Size: | 0.65 Acres | • Parking: | 47 |
| • Year Built: | 1965 | • Lease Rate: | \$19.95 PSF |
| • Taxes: | \$28,890 | | Gross + Electric |
| • Sale Price: | \$1,200,000 (\$115.66/SF) | | |

An exceptional sale or lease opportunity, 2751 Dixwell Avenue offers a professionally maintained, four story elevator-served office building with recent roof and mechanical system improvements. Strategically located along Hamden's vibrant Dixwell Avenue corridor, the property provides excellent accessibility to Route 15, I-91, I-95, and Downtown New Haven and Yale University, making it an ideal opportunity for investors, owner-users, and tenants alike.

- **Private Amenities on Every Floor**
- **Elevator-Served with Flexible Multi-Tenant Configuration**
- **Recent Capital Improvements Completed**
- **Ample On-Site Parking (47 Spaces)**
- **Prime Hamden Commercial Corridor Location**
- **2 miles to Route 15 and 4 miles to I-91, providing excellent regional accessibility.**
- **Excellent Visibility & Signage Potential**
- **T4 Zoning Permits a Broad Range of Office, Medical, Educational & Commercial Uses.**



Available Spaces:

1st Floor 2,041 SF

4th Floor 2,154 SF



Regional Accessibility

- Route 15 – 2 Miles | 4 Minutes
- I-91 via Route 40 – 4 Miles | 8 Minutes
- I-95 – 8 miles | 12 Minutes
- New Haven – 6 Miles | 12 Minutes
- Hartford – 35 Miles | 40 Minutes
- New York City – 75 Miles | 1 Hr 30 Minutes

Strategically positioned in the heart of Hamden's commercial corridor, 2751 Dixwell Avenue offers exceptional regional accessibility with convenient access to Route 15, I-91, I-95, Downtown New Haven, Yale University, and the Greater Hartford market. The property's central location provides an ideal setting for office users, medical practices, educational organizations, and professional service firms.