

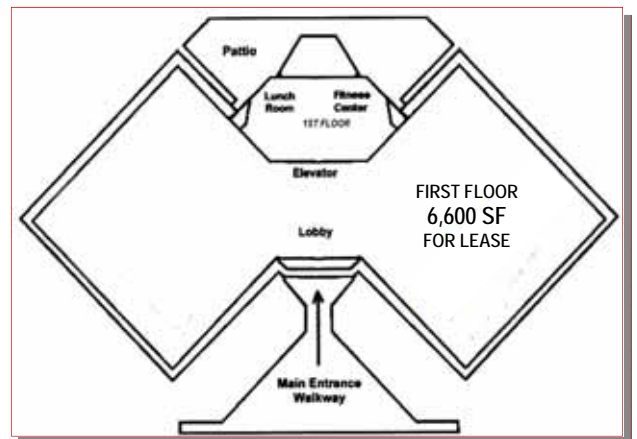
# Class "A" Office Space for Lease

100 South Shore Drive, East Haven, CT

H. Pearce Commercial Real Estate is pleased to offer for lease  $\pm 6,600$  sf of Class A, suburban office space at Mariner's Point. An additional 3,400 sf of contiguous space, for a total of  $\pm 10,000$  sf, can possibly be added. Space may be subdivided. Includes multiple private offices, conference/training rooms, bullpen, lunch room, and an on-site fitness center. Abundant, free, on-site parking. Only minutes from Tweed New Haven Airport, trains, and New Haven CBD. **CLASS A SPACE FOR CLASS B PRICE!**



**6,600 SF Available for Lease  
(with the possibility of adding 3,400 SF  
for a total of  $\pm 10,000$  SF)**



## Building Specifications

- Bldg. Size:** 48,000 SF
- Available:** 6,600 SF expandable to 10,000 SF
- Features:**
- Class "A" facility
  - First floor
  - Ample free parking
  - On-site fitness area
  - Minutes to I-95 / I-91
- Occupancy:** Immediate
- Zoned:** PDIC
- Rental Rate:** **\$14.00/SF + Electric**

*For additional information contact:*

**Dave Melillo, x327**

**Joel Galvin, x321**

**203.281.3400**

**[dmelillo@hpearce.com](mailto:dmelillo@hpearce.com) or [jgalvin@hpearce.com](mailto:jgalvin@hpearce.com)**

**Location:** I-95 Exit 50; take right on Townsend Ave to South End Rd; left on Silver Sands Rd to Mariner's Point on right.

Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

393 State Street, North Haven, CT 06473 • 203-281-3400  
1845 Silas Deane Highway, Rocky Hill, CT 06067 • 860-721-8100

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



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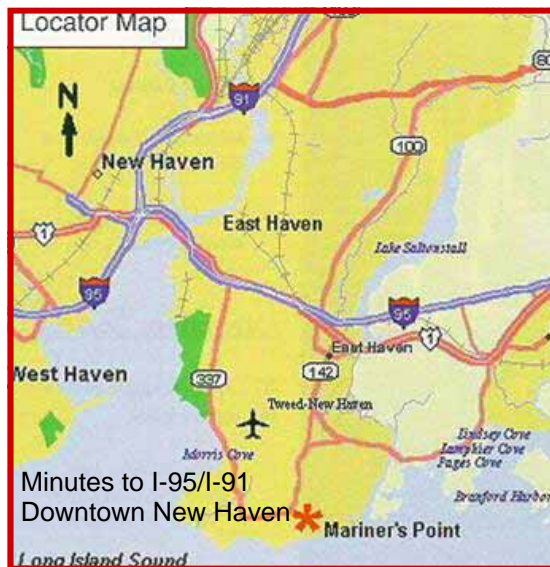


ENTRANCE

INTERIORS



FITNESS AREA



**Location:** I-95 Exit 50; take right on Townsend Ave to South End Rd; left on Silver Sands Rd to Mariner's Point on right.