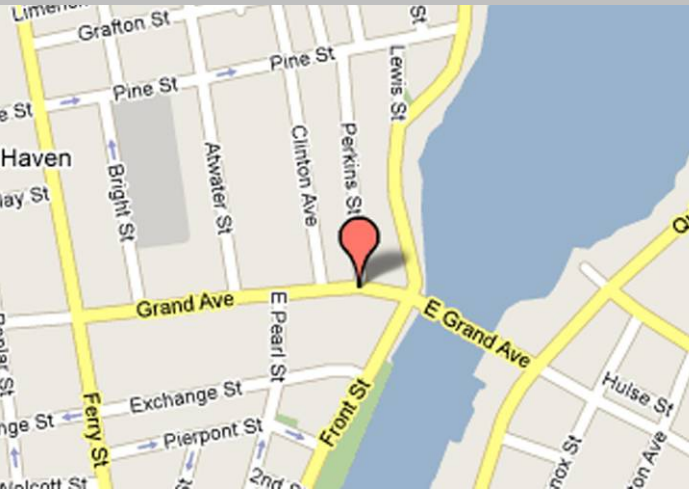




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"KING'S BLOCK" BUILDING Office/Retail Lease Opportunity

14-20 Grand Avenue New Haven

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Pearce Commercial
393 State Street
North Haven, CT 06473

Specifications:

Building Size	4,857 SF on 0.12 Acres
Available	1,935 SF - First Floor
Occupancy	Immediate
Features	<ul style="list-style-type: none"> ▪ Great Opportunity in Historic District ▪ Meticulous Renovation - Interior/Exterior ▪ Ideal 1st Floor Space for Office/Retail User ▪ Use of Large 3rd Floor Conference Room ▪ Ample Private Off-Street Parking

Offered at \$12.00/SF Gross + Electric

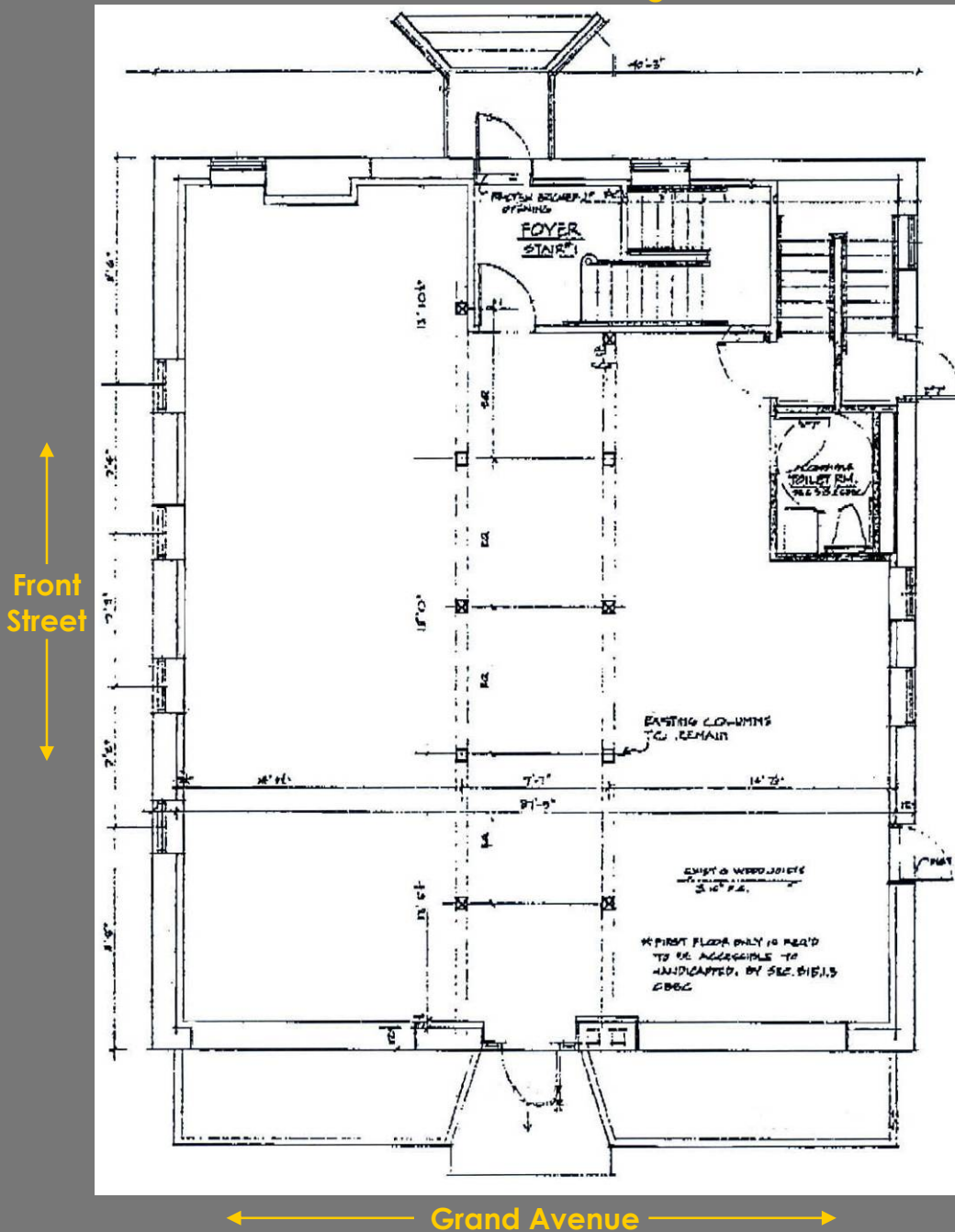
See reverse for floor plan



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14 - 20 Grand Avenue, New Haven Floor Plan

20 Car Private Parking Lot



14-20 Grand Avenue, also known as the "King's Block", is the "oldest surviving Federalist commercial building in the New Haven area... It's painted brick façade is typical of the style as are the six-paned, double sash windows and the half-moon sunburst window adorning the King's Block's northern gable."¹

¹Excerpt from "A History of the King's Block Building" at <http://www.cheneyandco.com/kings%20block/building.html>