

# Office/Retail For Lease

462 Washington Avenue, North Haven, CT

**H. Pearce Commercial Real Estate** is pleased to offer 1,800 sf retail/office with excellent exposure and frontage on busy Washington Avenue. The unit has recently been remodeled and is available immediately. Location is just seconds from the new Quinnipiac Graduate School (former Anthem Blue Cross/Blue Shield location) and is superbly convenient to I-91 Exits 12 and 13.



1,800 SF - Office/Retail

## Building Specifications

**Building Size:** 6,120 SF on 0.87 Acres

**Available:** ±1,800 SF Unit

**Features:**

- 1 block west from new Quinnipiac University Graduate School Campus/Anthem Blue Cross Blue Shield
- Ample parking
- Well maintained
- End unit (north side)
- Located between I-91 Exit 12 & Exit 13

**Zoned:** CB-40

**Occupancy:** Immediate

**Lease Price:** **\$1,800/Month NNN (1,800 SF)**



**Location:** I-91 North or South to Exit 12 or Exit 13. Exit 12 north to property; Exit 13 south to property.

For additional information contact:

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

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