

FOR SALE OR LEASE

USER - INVESTMENT OPPORTUNITY

556 Washington Avenue, North Haven

H. Pearce Commercial Real Estate is pleased to offer this 15,700 sf free standing, Class "A", two-story office building with elevator. Configured for 4 units, 2 per floor. Multi-zone heating/cooling, alarm system, & 60+ car parking. Building and property are in superb condition. Conveniently located near I-91 Exits 12 & 13, Wilbur Cross Parkway, with easy access to the center of town.



15,700 SF Building on 1+ Acres

Building Specifications

Building Size: 15,700 sf office building on 1+ acres

Year Built: 1989

- Features:**
- Class "A" office space.
 - Two-story building with elevator.
 - Configured for 4 units (2 per floor)
 - Convenient location with easy access to I-91 and Wilbur Cross Parkway
 - 60+ car parking.

Occupancy: July 2009

Zoned: CB-40

Price: **\$2,350,000**

Lease Price: **\$15.50 PSF + Utilities**



Location: I-91 Exit 12, north on Washington Ave.

For additional information contact:

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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



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PROPERTY SUMMARY

LAND	1.03 ACRES
ZONE	CB-40 COMMERCIAL
BUILDING	15,700 SF - 2 FLOORS W/ ELEVATOR 7,850 SF - EACH FLOOR
AGE	BUILT 1989
BUILDING	STEEL FRAME, STUCCO FINISH, BRONZE COLOR ALUMINUM WINDOWS W/TINTED GLASS, INTERIOR TOP QUALITY, 2 LAVS ON EACH FLOOR.
ROOF	MEMBRANE, 20 YEARS REMAIN ON WARRANTY
HVAC	GAS HOT AIR, MULTI ZONE, HEATING-COOLING 2 NEW UNITS IN THE LAST 10 MONTHS
UTILITIES	CITY WATER, SEWER
ELECTRICAL	800 AMP, 240 VOLT 3 PHASE, DISTRIBUTION THROUGHOUT BUILDING
SECURITY	MULTI ZONE FIRE AND SECURITY SYSTEM
PARKING	60+ CARS
LANDSCAPING	PROFESSIONAL, WITH SPRINKLER SYSTEM
NEIGHBORHOOD	COMMERCIAL, CLOSE TO CENTER OF TOWN BANKS, RESTAURANTS, OTHER SHOPS, QUINNIPIAC UNIVERSITY. EASY ACCESS TO I-91 AND WILBOR CROSS PKWY.
OTHER	ORIGINAL CONSTRUCTION ALLOWED FOR EASY DIVISION OF EACH FLOOR INTO TWO UNITS. LOBBY, ELEVATOR AND STAIRWELLS STRATEGICALLY PLACED. BUILDING AND GROUNDS PORTRAY A VERY PROFESSIONAL IMAGE.

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