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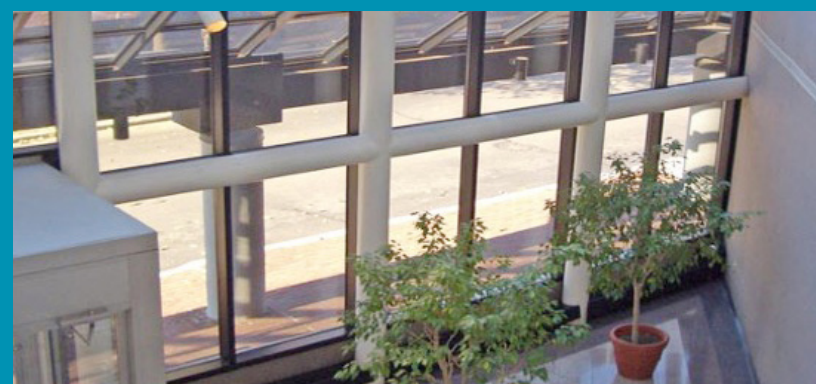
WHITNEY AVENUE

HAMDEN, CONNECTICUT

CLASS A OFFICE BUILDING

FOR LEASE

25,088 SF AVAILABLE



2321

WHITNEY AVENUE
HAMDEN, CONNECTICUT

PROPERTY HIGHLIGHTS

- Five story, 76,000 SF Class A office building
- Site on 2.12 acres of landscaped property
- On-site parking structure for 750+ parking spaces free of charge
- Building was constructed in 1987 and is part of a two building complex in a downtown Hamden
- Building has a dedicated on-site full time property manager

DRIVABILITY

- Building has excellent access to the Wilbur Cross Parkway, both north and south directions, via Exit 61
- Access to I-91 via Exit 10 and is a short drive from the building
- Drive time to Hartford is 30 minutes, New Haven is 10 minutes, Stamford is 45 minutes, and Waterbury is 30 minutes





BUILDING FEATURES

- Highly efficient floor plates of 14,800 SF that divide down to 2,551 SF
- Three elevators that service all five floors
- Newly installed state of the art HVAC upgrades plus modern up to date LED lighting within tenant spaces
- The main building entrance consists of a glass enclosed two story atrium to soon to be installed comfortable tenant seating

AREA AMENITIES

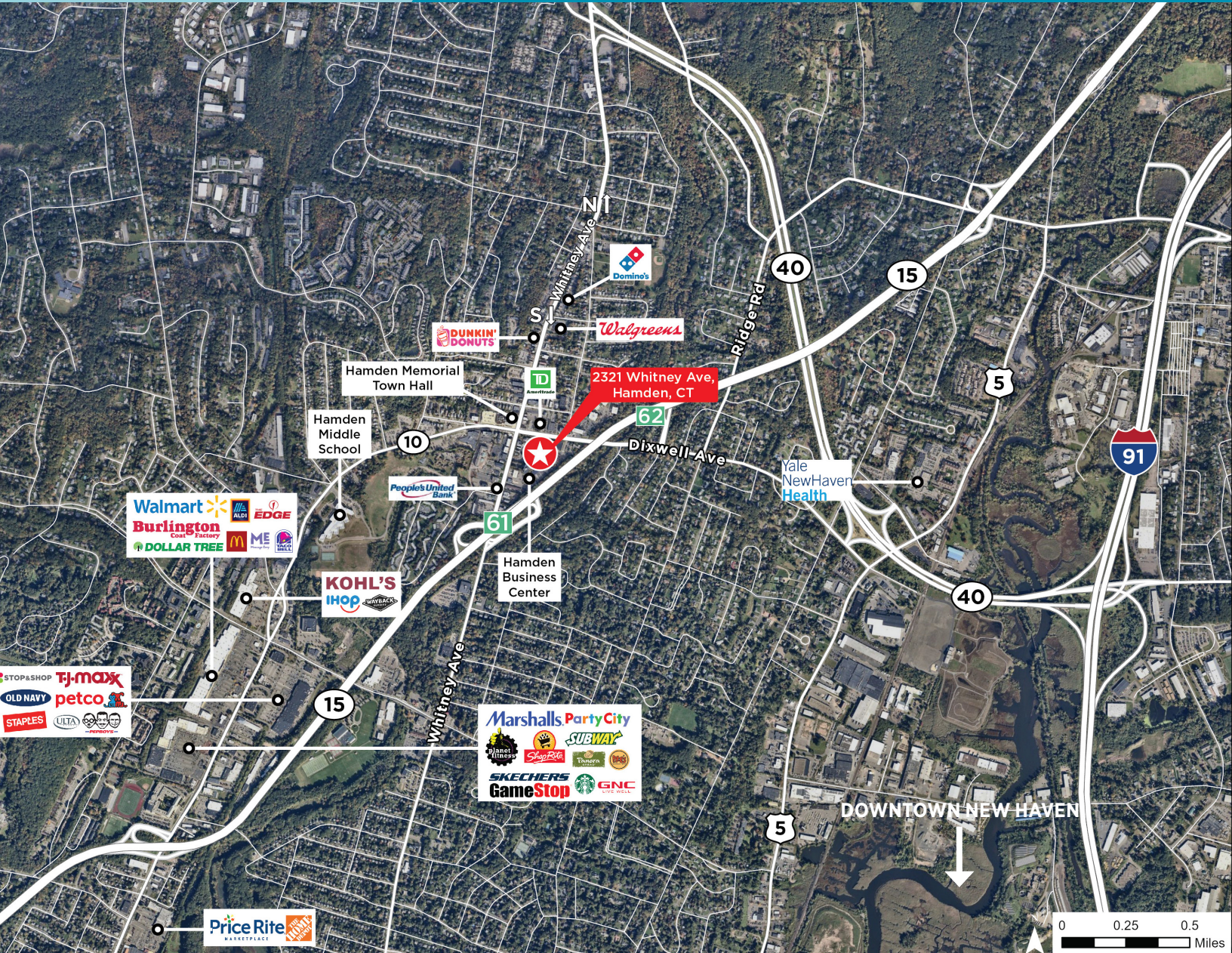
Building is located in downtown Hamden across from City Hall and is walking distance to banks, restaurants, and dry cleaning. Several major shopping centers are a short car ride away.

FLOOR	SQUARE FOOTAGE
2nd Floor	9,839 SF
3rd Floor	7,770 SF
3rd Floor	2,551 SF
5th Floor	4,928 SF
Total Available	25,088 SF

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