

# HAMDEN CENTER II

2321 Whitney Avenue • Hamden, CT



Available Fifth Floor 5,592 RSF



Views of Lobby

## Building

Total Building Stories	73,885 SF 5
Available RSF Floor	5,592 SF Fifth
Ceiling Height	10'
Sprinklered	Fully with sophisticated fire alarm system
Communications	Fiber optics available in bldg.
Handicap Access	Yes
Year Built	1986

## Mechanicals

Air-conditioning	Central Air
Type of Heat	Gas
Electric Service	200 Amp

## Site

Acres	9.0
Zoning	CDD-4
Parking - All spaces free	168 cars (open) & 699 cars (3-tier garage)
Highway Access	I-91 & Wilbur Cross Pkwy.
Transportation	On bus line

## Utilities

City water and sewers / Gas

## Lease Rate

**\$25.00 RSF Full Service**

**Remarks:** Hamden's prime Class 'A' office building. State-of-the-art HVAC system, 3 high speed elevators, on-site maintenance plus free on-site 3-tiered parking garage. Walking distance to restaurants, shopping, town hall and more. Easy access to I-91 and parkway. Immediate occupancy.

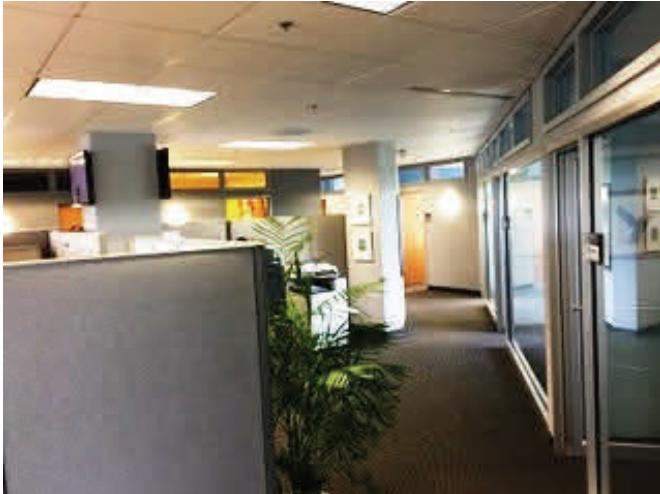
For additional information contact:

**Ted Schaffer, Senior Advisor**  
**203.288.1900 x162**  
**tschaffer@presscuozzo.com**

# *HAMDEN CENTER II*

Suite 501

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For additional information contact:

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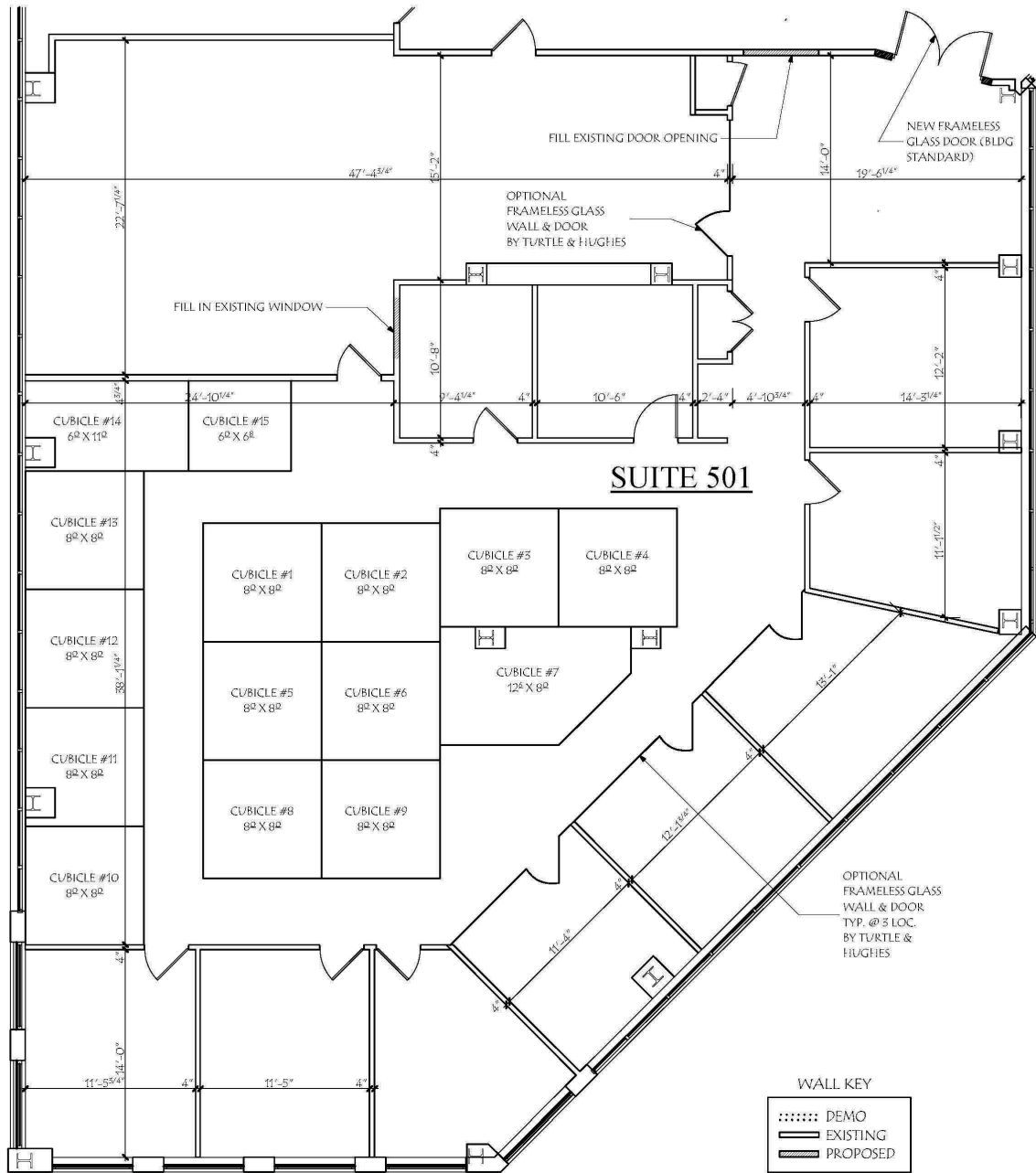
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**Press|Cuozzo**  
REALTORS  
Commercial Services

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.



**DRAFT**

5,592 SQ. FT.

TENANT PROPOSAL - NOT FOR CONSTRUCTION

**HUESTIS TUCKER**  
ARCHITECTS, LLC

15 RESEARCH DRIVE, SUITE 5, WOODBRIDGE, CT 06525  
WOODBRIDGE: 203-248-1007 · GREENWICH: 203-698-1007  
HUESTISTUCKER.COM

PROJECT: HAMDEN CENTER II- 2321 WHITNEY AVE.

TITLE: SUITE #501 FLOOR PLAN W/ CUBICLES

SCALE: 3/32" = 1'-0"

DATE: 6.13.13

TP-2