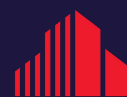


A photograph of a modern, multi-story office building with a prominent glass-enclosed central atrium. The building features a mix of brick and light-colored panels. Bare trees are visible in the foreground and background, suggesting a winter or early spring setting. A paved area with parked cars is in the lower left.

**8,482 SF AVAILABLE** | Class A Office Building

# HAMDEN CENTER II

2321 WHITNEY AVENUE  
HAMDEN, CT



**CUSHMAN &  
WAKEFIELD**



# HAMDEN CENTER II

2321 WHITNEY AVENUE, HAMDEN, CT

## PROPERTY HIGHLIGHTS



Five story, 76,000 SF Class A office building



Constructed in 1987 and part of a two-building complex in downtown Hamden



2.12 acres of landscaped property  
On-site parking structure with 750+ parking spaces, free of charge



Dedicated on-site full-time property manager



### DRIVABILITY

- 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 New Haven is 10 minutes, Hartford is 30 minutes Waterbury is 30 minutes and Stamford is 45 minutes



# HAMDEN CENTER II

2321 WHITNEY AVENUE, HAMDEN, CT



## BUILDING FEATURES

- Highly efficient floor plates of 14,800 SF that divide down to 1,395 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 large glass enclosed two story atrium and comfortable 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.
- Haven Beer Company- located adjacent to Hamden Center II

### SPACE AVAILABLE

Floor	Square Footage
3 <sup>rd</sup> Floor	4,636 SF
3 <sup>rd</sup> Floor	2,664 SF
5 <sup>th</sup> Floor	1,182 SF
<b>Total Available</b>	<b>8,482 SF</b>





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