

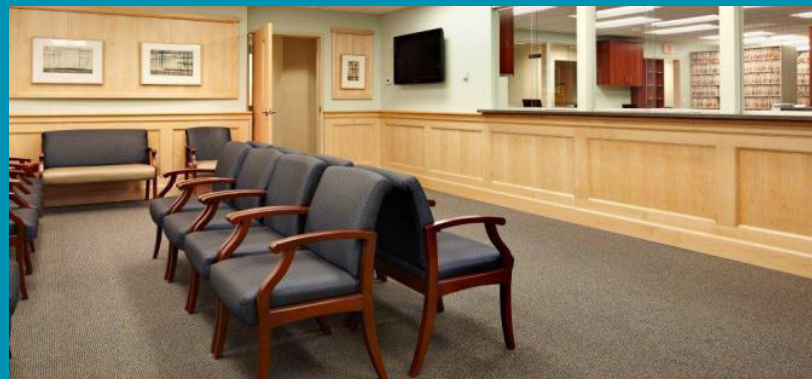
1952

WHITNEY AVENUE

HAMDEN, CONNECTICUT

MEDICAL/OFFICE
FOR LEASE

8,140 SF AVAILABLE



1952

WHITNEY AVENUE

HAMDEN, CONNECTICUT

1952 Whitney Avenue is a four-story, 54,500-square foot, brick office building with a great window line, street visibility and quick highway access. This Energy Star-awarded building offers on-site property management and large, efficient floor plates resulting in a low add-on factor. Fiber optic cable is available to the building from Whitney Avenue.

Located in Hamden, Connecticut, between Exits 60 and 61 off the Wilbur Cross Parkway (Route 15), 1952 Whitney Avenue is short drive from downtown New Haven, Yale New Haven Hospital, and within easy reach of Hartford. It offers a superb parking ratio, with four spaces for every 1,000 square feet of office space. A Connecticut Transit stop in front of the building makes it conveniently accessible for public transportation commuters.

1952 Whitney is located close to several major shopping centers, providing a variety of restaurants and retail amenities.



TENANT ROSTER

Performance Healthcare Management
Endocrine Associates of Connecticut
Gentiva Health Services (d/b/a Kindred At Home)
Connecticut Heart Group
Connecticut Skinhealth
Island Peer Review Organization
Aerotek
Comkey Therapy
Anti-Defamation League
Internal Medicine of Greater New Haven
Quinnipiac Internal Medicine
Chase Medical Research
CT Family Foot Care & Surgery

SPECIFICATIONS

BUILDING AREA ±54,436 SF

STORIES 4

SITE AREA ±2.93 acres

FRONTAGE ±300' (±14,900 VPD)

PARKING 224 on-site surface spaces

CONSTRUCTION Steel frame with concrete floos over corrugated metal deck

WINDOWS 3/4" tinted glass with bronze duranodic finish

ROOF Sloped Girder 5" concrete slab on metal deck, 2" rigid insulation; built up asphalt roof system installed in 1999; single-ply 40 lb. EPDM over 1" rigid insulation

FLOOR HEIGHT 11' 3/4" slab to underside of deck

LIFE SAFETY Wet sprinklered

HVAC 6 RTU Carrier HVAC units (50 tons each)
Combination of solid-state T-stat controlled variable air volume (VAVs)
1 Thermo-Pak GWE 985 Cast Iron Hot Water Boiler
and 1 Thermo-Pak GWE 2592 Cast Iron Hot



224
SURFACE SPACES

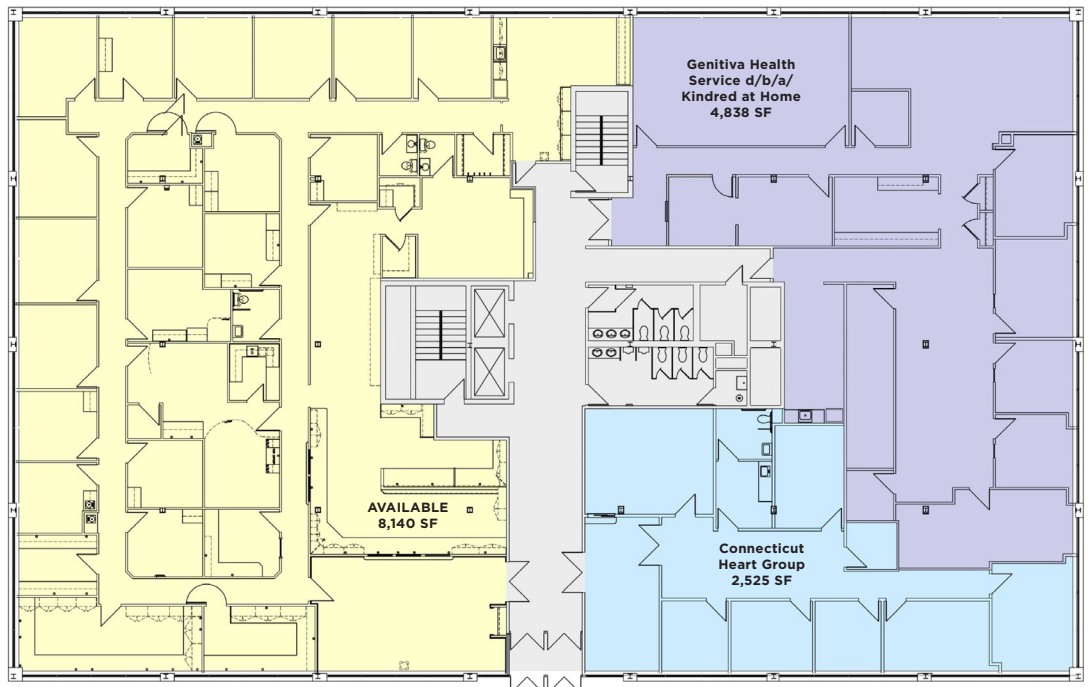


300'
FRONTAGE



MEDICAL
OFFICE

FIRST FLOOR



1952

WHITNEY AVENUE

HAMDEN, CONNECTICUT



1952 WHITNEY AVENUE



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