

**PROFESSIONAL OFFICE SUITE
FOR LEASE WITH IMMEDIATE OCCUPANCY**



**MODERN WELL MAINTAINED
22,392 PROFESSIONAL
OFFICE BUILDING**

**1,400 SF OFFICE SUITE
AVAILABLE IMMEDIATELY**

**1501 East Main Street
Meriden, Connecticut**

Stephen Press, SIOR
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Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518
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The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

OVERVIEW

Modern, well-maintained professional office building offers a 1,400 sq ft suite. Ideal for businesses seeking a reliable and efficient workspace. Ample on-site parking and convenient location to major roadways.

MODERN
WELL-MAINTAINED
PROFESSIONAL
OFFICE SPACE

\$20 per SF, full gross, all utilities included.

PROPERTY HIGHLIGHTS

- Modern Well-Maintained Building
- 1,400 Square Front Office Suite Available
- 3 Individual offices
- Elevator Service/Handicap Accessible
- Year built: 1988
- Responsive Owner/Manager

PROPERTY SUMMARY

- Ample On-Site Parking
- Zone C-3
- Lot Size: 1.8 Acres
- 22,392 SF Professional Office Building
- Convenient access to I-84
- 3/4 Mile from I-95, Route 15 & Route 691



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PHOTOS



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R E A L T O R S
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EXCLUSIVE BROKER

**RETAIL / OFFICE
SHOWROOM
OPPORTUNITY**



**Stephen Press, SIOR
Principal**

spress@presscuozzo.com

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203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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REAL ESTATE ADVISOR

Call Me
For all Your
Real Estate Needs!



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Mark Foreman has held a passion for real estate since graduating from Yale University in 1987. He was the founder and co-owner of Cornerstone Capital Mortgage and Real Estate Services, a full service Mortgage and Real Estate Company, providing commercial and residential services to clients throughout Connecticut. He served in various volunteer leadership positions throughout his career, including Vice President and Liaison to Committees for the NATIONAL ASSOCIATION OF REALTORS® (NAR) and a member of NAR's Housing Needs committee and its Member Policy and Board Jurisdiction committees. He was co-leader of a Connecticut delegation of Realtors on NAR's work with Habitat for Humanity's Global Village Program, building homes in areas devastated by hurricane Katrina. He served as President and Treasury of the Connecticut Association of REALTORS® (CAR) and a member of CAR's strategic planning committee. In 2005 Foreman was awarded the honor of "REALTOR® of the Year" by his state peers.

From 2010 to 2013 Mark was the SVP of Operations for Century 21 Real Estate LLC., and then held the same position for Better Homes and Garden Real Estate from 2013 to 2015. In this capacity he supported franchisees throughout the US. Foreman brings significant real estate experience and depth, which will be an asset when working to help our clients achieve their real estate objectives.



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