



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

9 Washington Ave, Hamden, CT

1,478± SF - 4,178± SF MEDICAL OFFICE SPACE on 2ND FLOOR

LEASE RATE: \$27/SF Modified Gross

HIGHLIGHTS

- 35,166± SF Medical Office Building
- 2 Suites for Lease
 - #201 – 2,700± SF 2nd Floor
 - #203 – 1,478± SF 2nd Floor
 - 4,178± SF Contiguous
- Elevator Access
- Highway Access to I-91 or Route 15
- Many Area Amenities Nearby
 - Shopping, Banking, & Dining

Will Braun  
Cell: 203-804-6001
wbraun@orlcommercial.com

J. Richard Lee
Office: 203-643-1006
rlee@orlcommercial.com



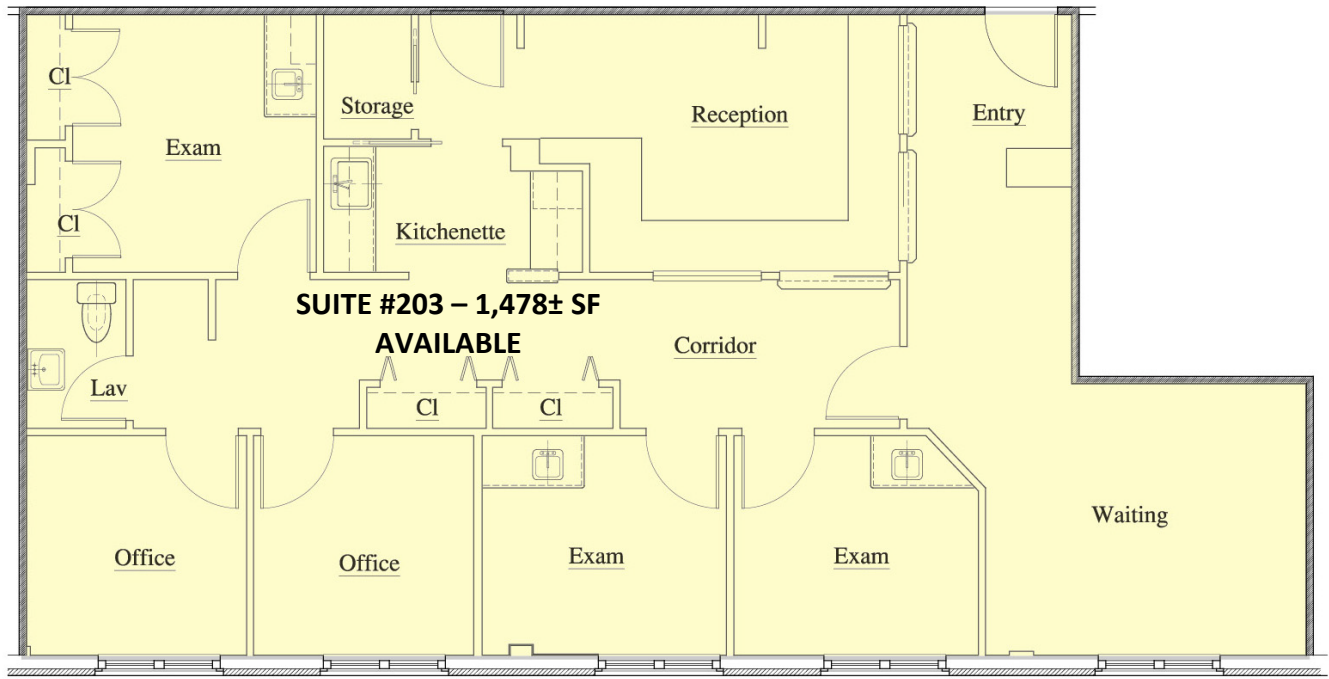
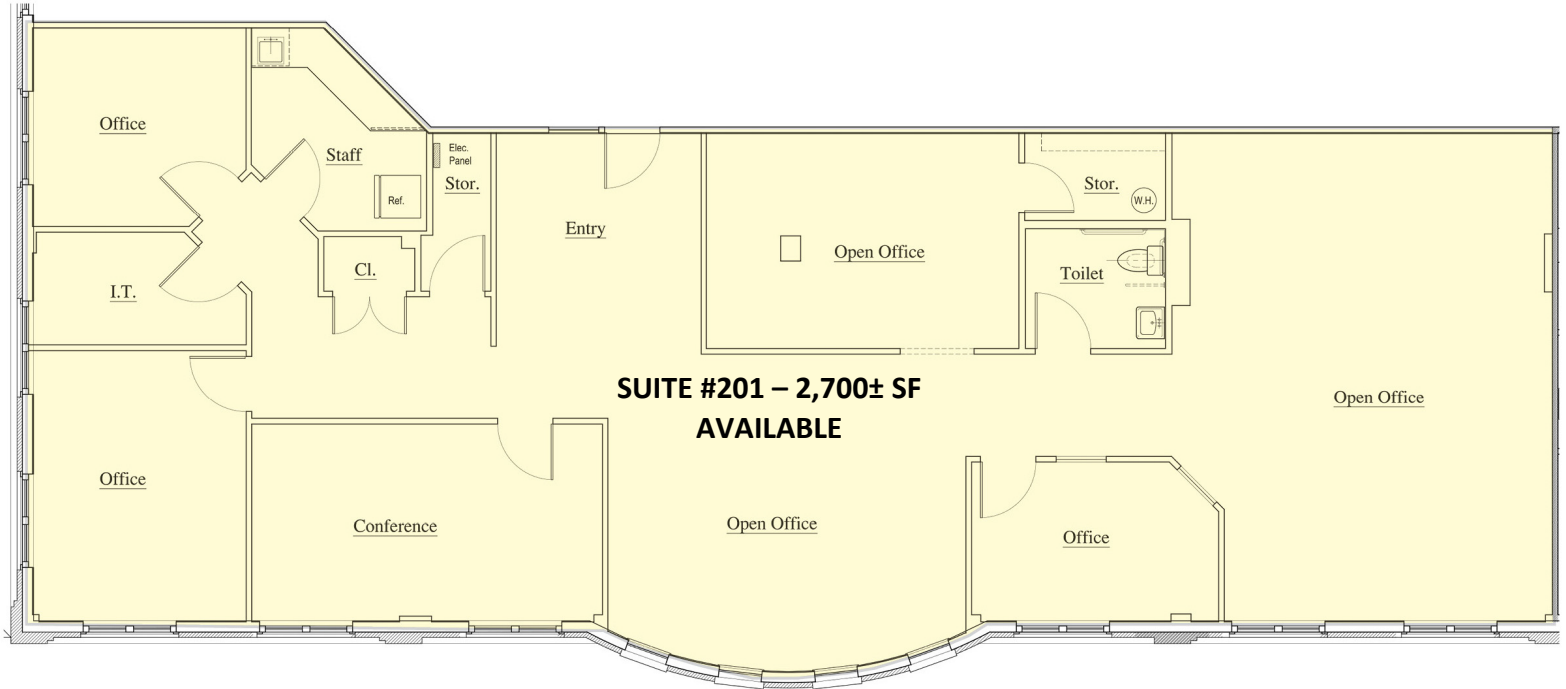
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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**Suite #201 – 2,700± SF & Suite #203 – 1,478± SF
4,178± SF Contiguous Available**



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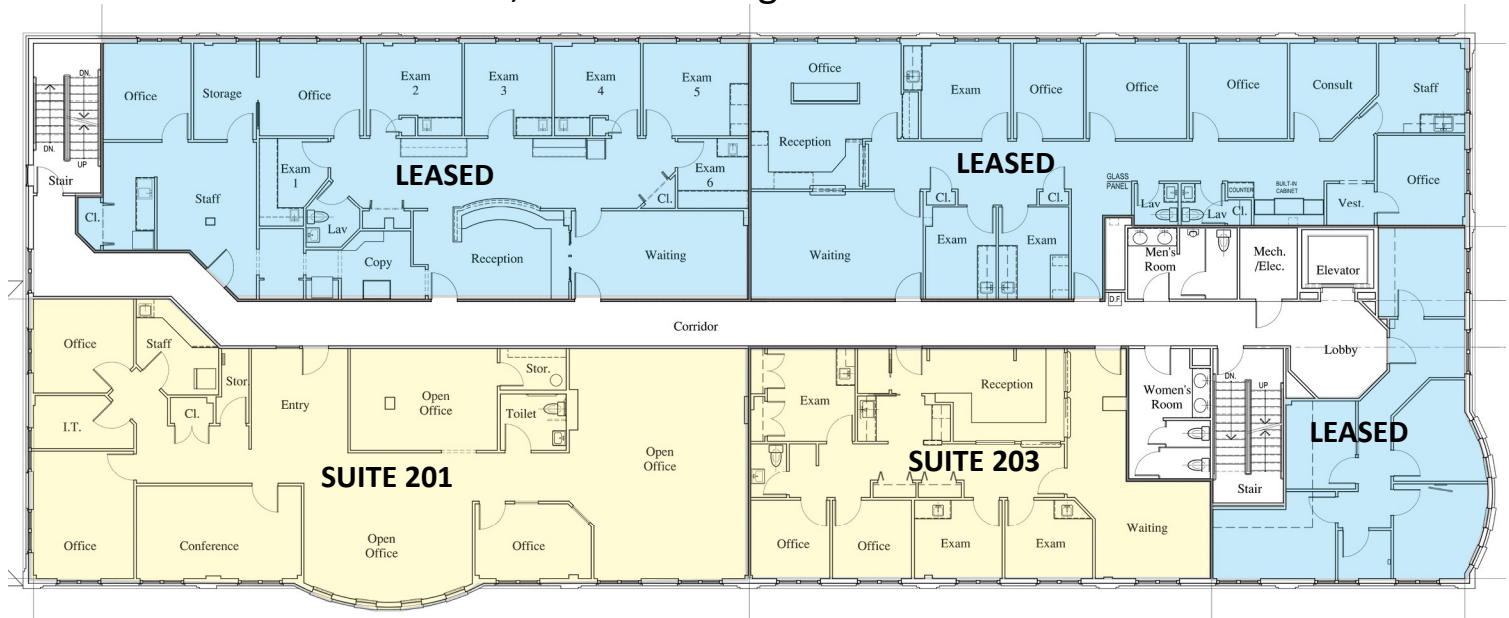
9 Washington Ave, Hamden, CT 06518

1,478± SF – 4,178± SF Medical Office Space – 2nd Floor

FOR LEASE



**Suite #201 – 2,700± SF & Suite #203 – 1,478± SF
4,178± SF Contiguous Available**



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FOR LEASE

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1,478± SF – 4,178± SF Medical Office Space – 2nd Floor

BUILDING INFORMATION

GROSS BLDG AREA: 35,166± SF

AVAILABLE AREA: 4,178± SF – 2 Suites

MINIMUM AREA: 1,478± SF

MAXIMUM AREA: 4,178± SF

OF FLOORS: 3

CONSTRUCTION: Steel / Masonry

ROOF TYPE: T&G Rubber

YEAR BUILT: 1989

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

SPRINKLERED: Yes, Wet

ELEVATORS: Yes (1)

SITE INFORMATION

SITE AREA: 1.73± Acres

ZONING: T4T5

PARKING: Ample

VISIBILITY: Excellent

HWY ACCESS: I-91 or Route 15

TRAFFIC COUNT: 15,846± - Dixwell Ave

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$4,313,610

MILL RATE: 53.67

TAXES: \$198,597.26 (thru Jan 2027)

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

Will Braun



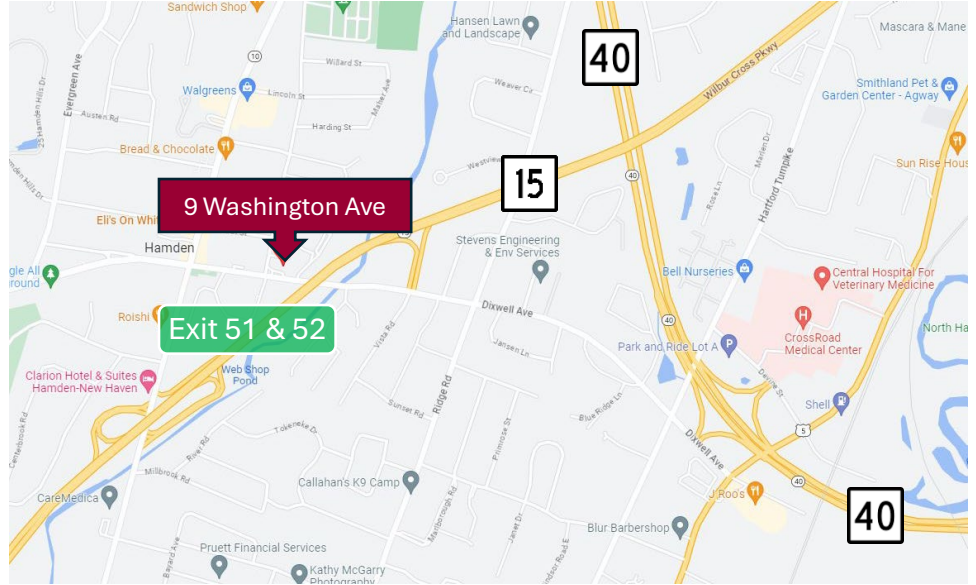
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