

**PROFESSIONAL OFFICE SPACE
FOR LEASE**



**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
www.presscuzzo.com

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. \$20 per square foot, all utilities included.

**MODERN
WELL-MAINTAINED
PROFESSIONAL
OFFICE SPACE**

PROPERTY HIGHLIGHTS

- Modern Well-Maintained Building
- 1,400 Square Front Office Suite Available
- 3 Individual offices
- Elevator Service/Handicap Accessible
- Year built: 1988
- \$20 square foot—Full Gross

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



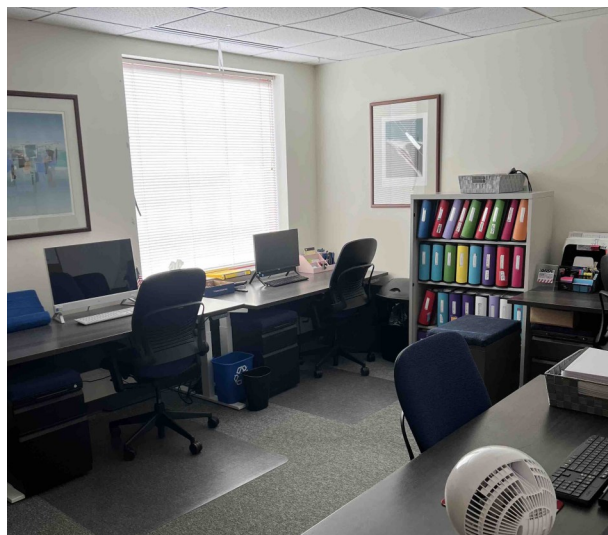
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PHOTOS

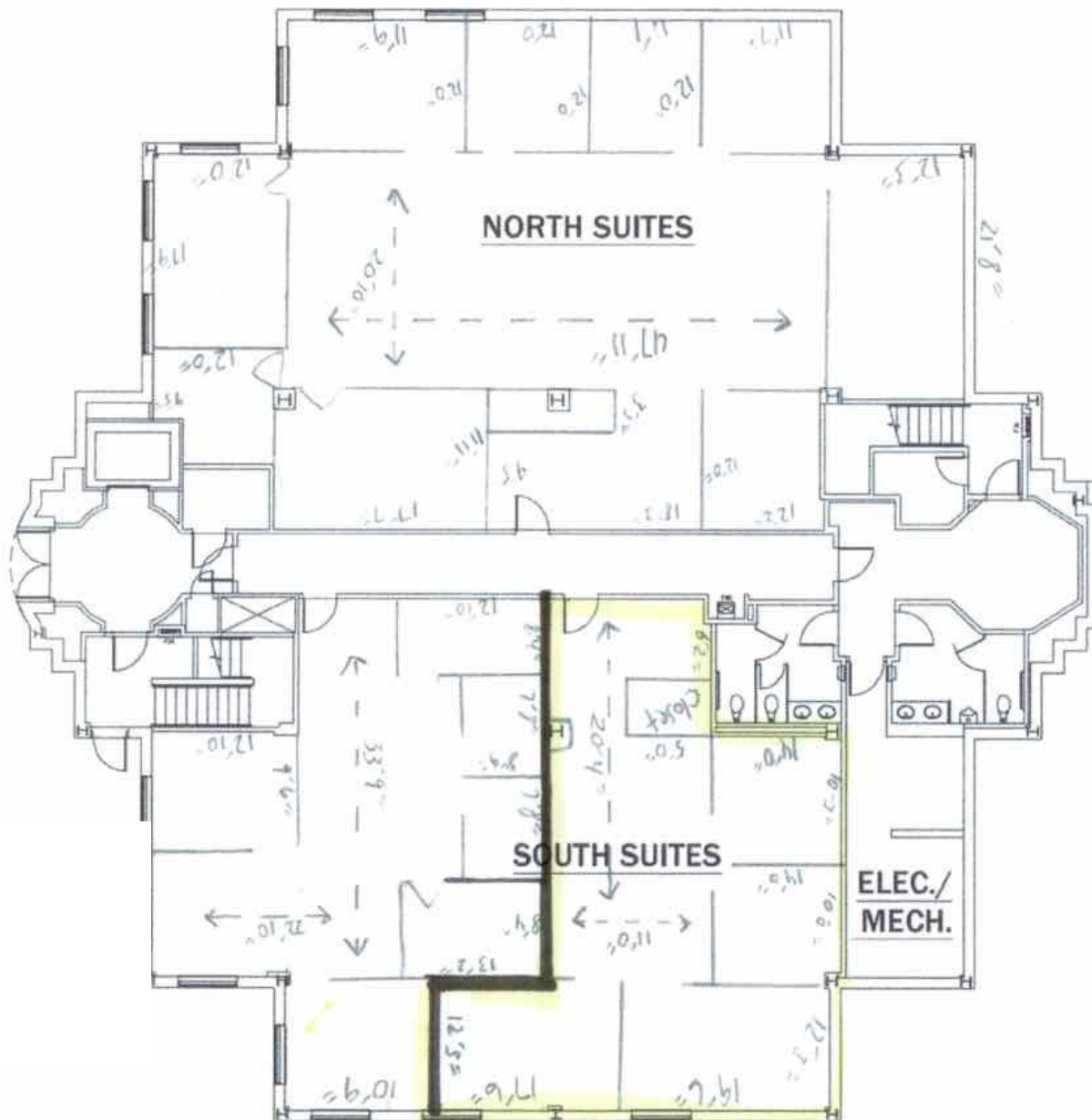
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REALTORS
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EXCLUSIVE BROKER

RETAIL / OFFICE
SHOWROOM
OPPORTUNITY



Stephen Press, SIOR Principal

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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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