



KNG
REALTY

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FOR LEASE

**PLENTY OF
PARKING**

FLEXIBLE OFFICE SUITES MINUTES FROM DOWNTOWN NEW HAVEN

25 FOX STREET
NEW HAVEN CT

20,000 SF OFFICE SPACE

2ND FLOOR OFFICE SPACE AVAILABLE

HIGHLIGHTS

- INDIVIDUAL OFFICE SPACES AVAILABLE ON SECOND FLOOR
- LARGE ROOMS AVAILABLE FOR MULTI-USE
- DEDICATED ON-SITE PARKING
- IDEAL FOR PROFESSIONAL OFFICE, CREATIVE, TECH, MEDICAL ADMIN, OR FLEX-OFFICE USE
- VISIBILITY FROM BOTH HIGHWAY TRAFFIC AND NEARBY RAIL CORRIDOR
- RARE COMBINATION OF OFFICE FUNCTIONALITY WITH INDUSTRIAL/FLEX AMENITIEST

ASKING PRICE

\$18 PER SF

DIRECTLY OFF I-91



KENNETH GINSBERG | 203-376-6266 | KEN@KNGREALTY.COM

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POSITION YOUR BUSINESS AT 25 FOX ST, A STRATEGICALLY LOCATED FLEX PROPERTY OFFERING SECOND-FLOOR OFFICE SPACE WITH IMMEDIATE ACCESS TO I-91 IN THE HEART OF NEW HAVEN. THE PROPERTY COMBINES EXCELLENT HIGHWAY VISIBILITY, AMPLE ON-SITE PARKING, ELEVATOR ACCESS, AND FLEXIBLE FLOOR PLANS IDEAL FOR PROFESSIONAL OFFICE, ADMINISTRATIVE, CREATIVE, OR TECHNOLOGY USERS. CONVENIENTLY LOCATED MINUTES FROM DOWNTOWN NEW HAVEN, UNION STATION, YALE, AND MAJOR REGIONAL HIGHWAYS, THIS LOCATION PROVIDES EXCEPTIONAL ACCESSIBILITY FOR EMPLOYEES AND CLIENTS ALIKE. THE BUILDING'S OPPORTUNITY ZONE DESIGNATION, SECURE GATED PARKING, AND ADAPTABLE LAYOUT CREATE A UNIQUE LEASING OPPORTUNITY FOR TENANTS SEEKING BOTH CONVENIENCE AND EXPOSURE.

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