



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**AVAILABLE FOR LEASE
MEDICAL / PROFESSIONAL
978 SF OFFICE SPACE**

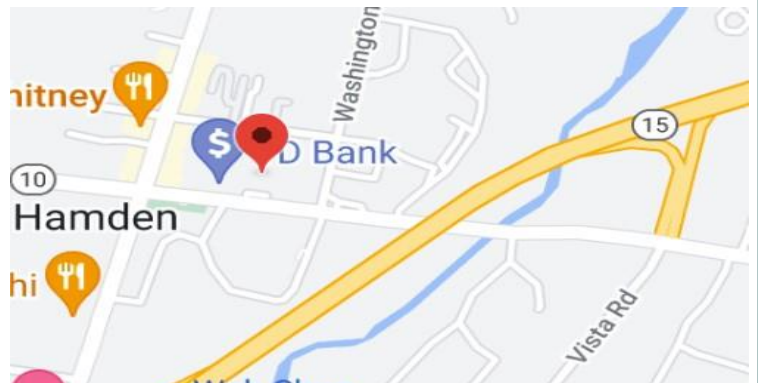
3000 Dixwell Ave, Hamden, CT 06518



**Join Quest Diagnostics
and
DaVita Dialysis**

**978 SF
\$1,800/mo plus Utilities**

- Raw space ready for your fit out – waste lines in place for ensuite bathrooms
- Owner will provide space in 'vanilla box' condition
- Potential Professional office
- Highly visible
- Plenty of Parking
- .4 miles from Exit 62 off the Merritt Pkwy



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Property Information

Total Building SF	12,910
Available SF	978
Year Built	1970
Ceiling Height	12'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	Brick/Masonry
HVAC	Forced Air/Central AC
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Paved Lot/ Off Street parking
Bathrooms	Average
Frontage	160' +/-
Zoning	T-5
Acreage	.59
Mil Rate	52.44
Taxes	\$87,156
Taxes / SF	\$6.75

3000 Dixwell Ave, Hamden, CT

Comments:

Highly Visible Medical I Professional I Office available for lease. Waste lines in place for two possible bathrooms. New HVAC system to be installed. Ready for custom fit-out. Owner will provide space in 'vanilla box' condition. Plenty of parking. Near center of town for restaurants and other services. .4 Miles from Exit 62 off the Merritt Pkwy.

Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com



174 Cherry Street
Milford CT 06460
(203) 701-4848

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