

LEASE

MACDONALD BUILDING

3018 Dixwell Avenue Hamden, CT 06518



PROPERTY DESCRIPTION

Coldwell Banker Commercial is pleased to present 3018 Dixwell Ave in Hamden, available for lease. This 19,075 SF medical office building is conveniently located near I-91 and the Merritt Parkway, offering an ideal setup for medical and professional office users with flexible layouts and spacious offices. The site includes an additional property at 20 School Street, a dedicated parking lot that enhances convenience for staff and patients. Positioned in a vibrant area with direct connectivity to local, regional, and national businesses, 3018 Dixwell Ave provides a strategic, accessible location for any tenant looking in the Hamden market.

PROPERTY HIGHLIGHTS

- Prime Medical District: Located in Hamden's prominent medical hub.
- Excellent Access: Near I-91 and Merritt Parkway, ideal for patient and staff convenience.
- Spacious Facility: 19,075 SF with flexible layouts for medical or office use.

OFFERING SUMMARY

Lease Rate:	\$15.00 - 17.00 SF/yr (MG)
Lot Size:	0.98 Acres
Building Size:	19,075 SF
NOI:	\$170,205.50
Cap Rate:	11.35%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,679	22,774	63,345
Total Population	10,357	56,378	162,340
Average HH Income	\$139,517	\$136,626	\$110,395

Gary Goodridge
(203) 676-6513

Dan Sousa
(203) 948-7870



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	5-7 years
Total Space:	950 - 12,077 SF	Lease Rate:	\$15.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2A	Available	1,075 - 4,875 SF	Modified Gross	\$17.00 SF/yr	-
2B	Available	2,710 - 4,875 SF	Modified Gross	\$17.00 SF/yr	-
3A	Available	950 - 4,875 SF	Modified Gross	\$17.00 SF/yr	3 Private Offices Storage Open Work Space
3B	Available	1,770 - 4,875 SF	Modified Gross	\$17.00 SF/yr	4 Private Offices Large Open Workspace
3C	Available	1,076 - 4,875 SF	Modified Gross	\$17.00 SF/yr	Former Blood Draw 4 Exam Room, Lab/Prep Room ADA Bathroom in Suite Reception and waiting area
Lower Level	Available	2,327 SF	Modified Gross	\$15.00 SF/yr	-

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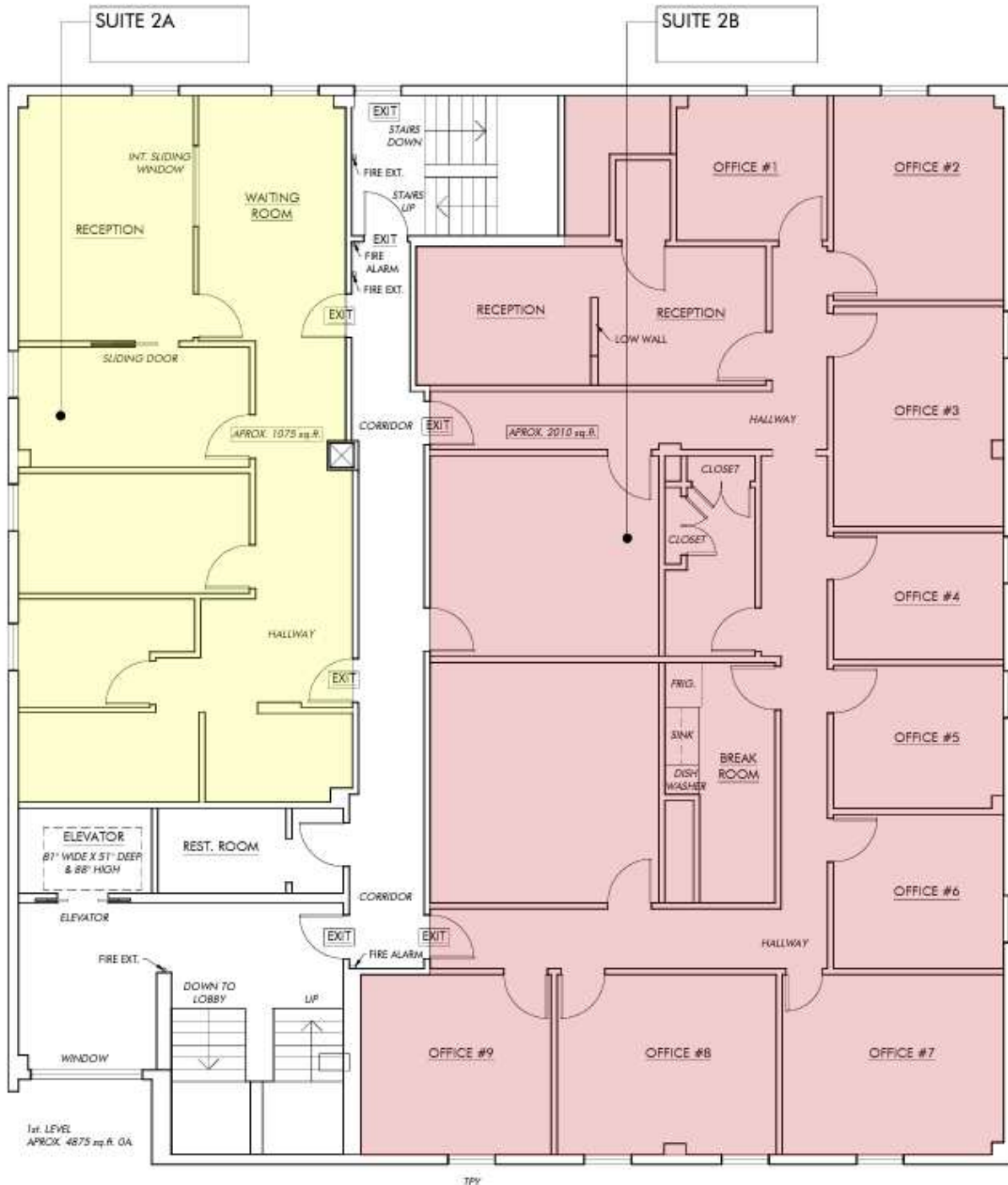


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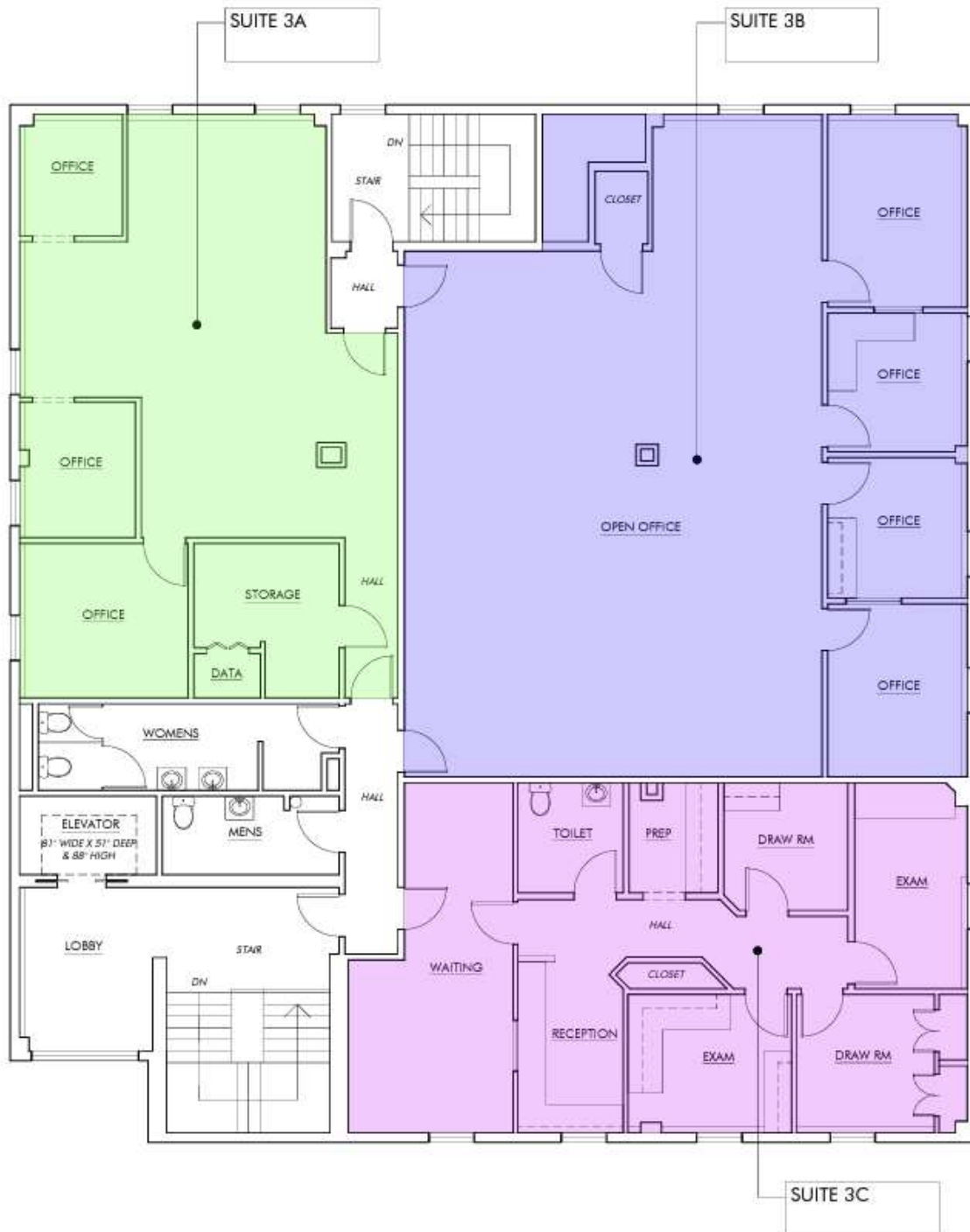


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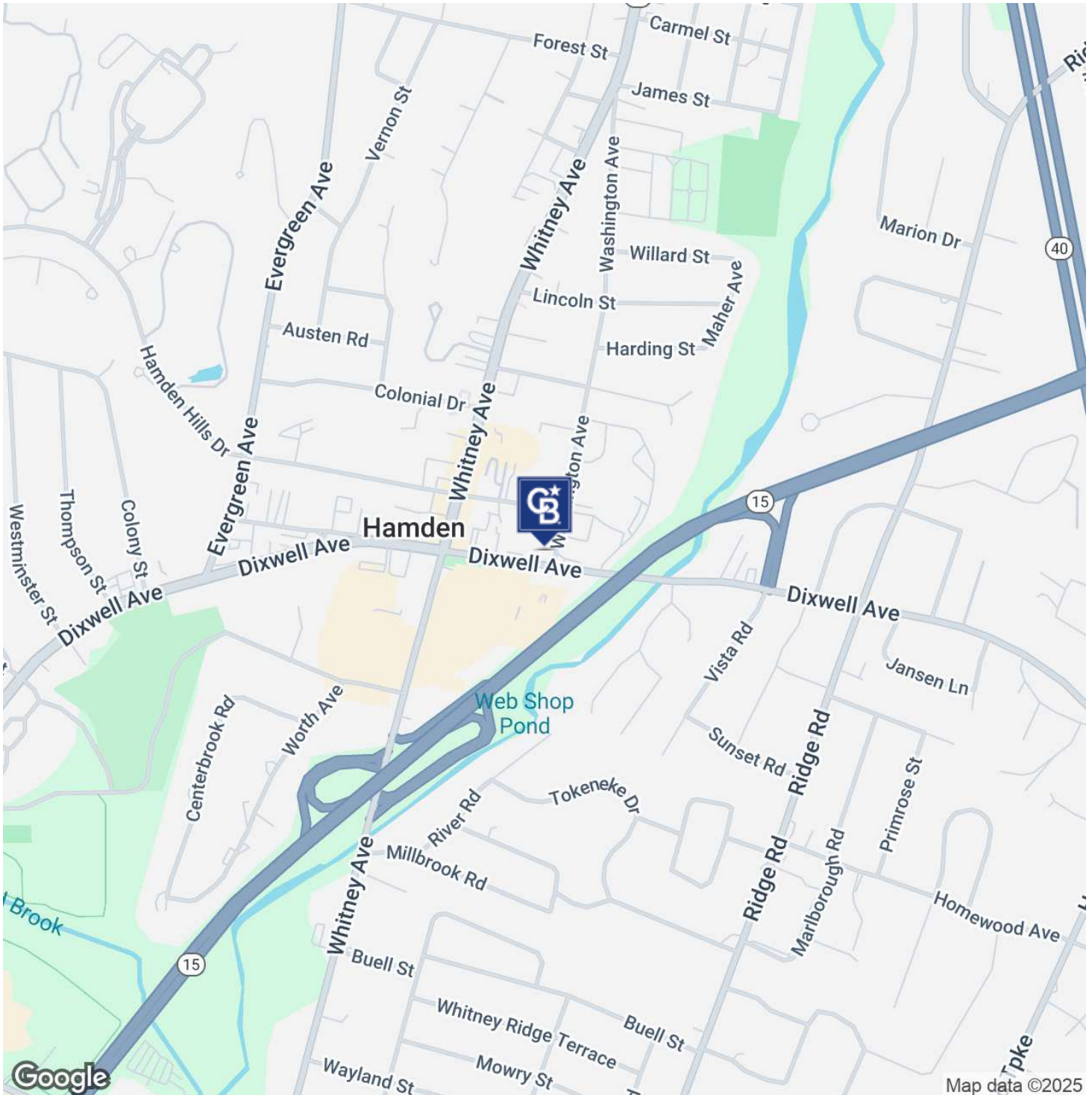
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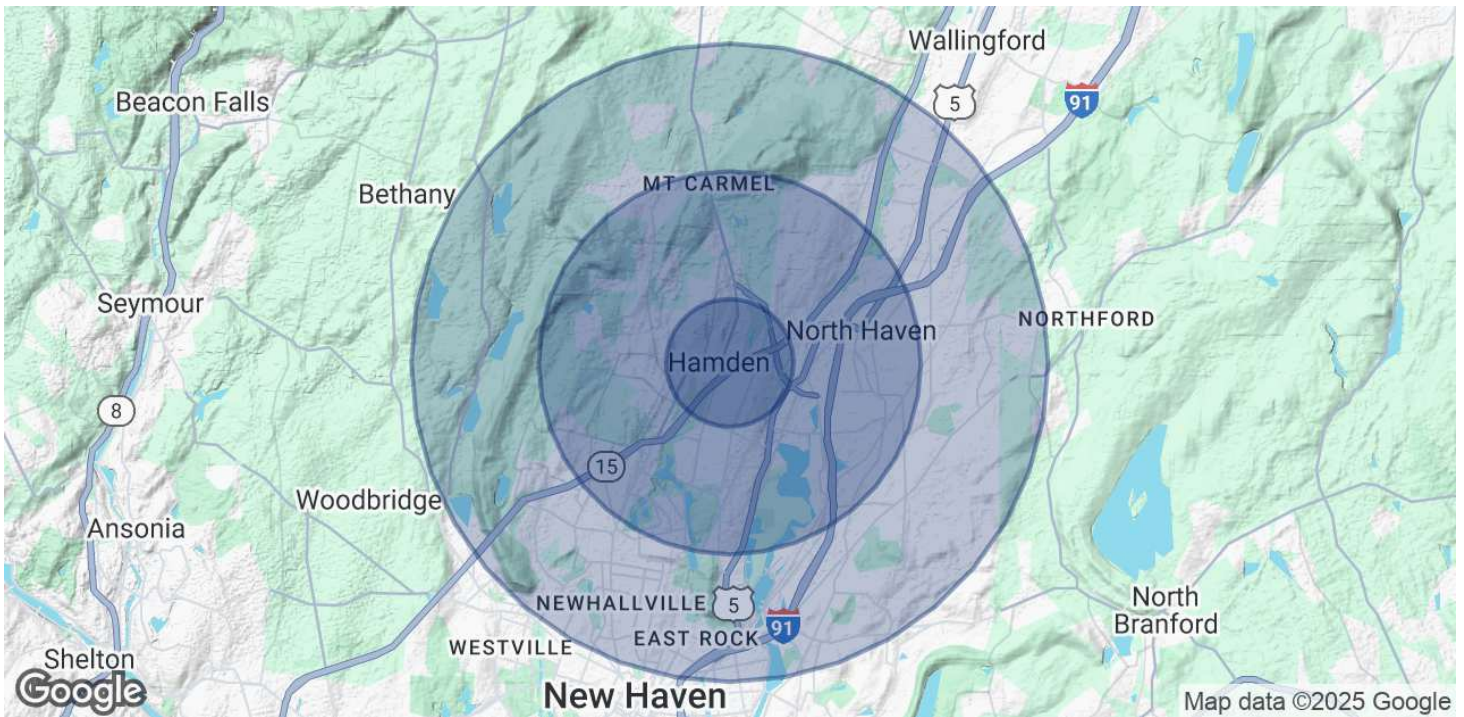
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,357	56,378	162,340
Average Age	45	43	40
Average Age (Male)	43	42	39
Average Age (Female)	47	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,679	22,774	63,345
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$139,517	\$136,626	\$110,395
Average House Value	\$322,131	\$351,280	\$380,579

Demographics data derived from AlphaMap

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