



For Lease

285 Nicoll Street,
New Haven, CT

East Rock Center

Custom-built office and lab space



Accelerating success.

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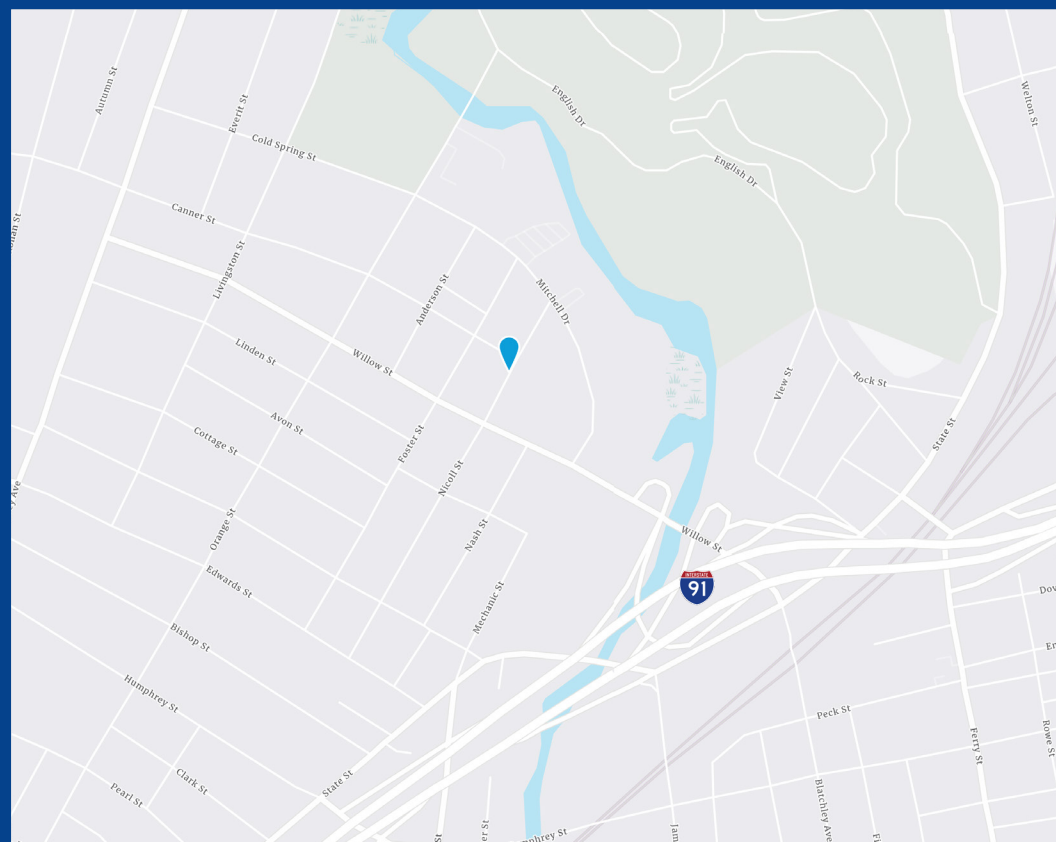
Opportunity

East Rock Center is a mixed-use redevelopment of a 200,000-square foot historic industrial complex. The property has been modernized and upgraded to accommodate the needs of today's businesses.

Narang Property Group worked with Javier Ferro to design and restore the former factory building. Built in 1908 and redeveloped in 2016, East Rock Center offers many options for build-to-suit office and lab space from 4,000 to 40,000 square feet.

Location

Ideally located just minutes from downtown New Haven, Yale University, East Rock Park and Interstates I-91 & I-95, East Rock Center offers convenience and easy access.



Property Overview

Address	285 Nicoll Street, New Haven, CT
Rentable Area	200,000 sf
Available Space	40,000 sf
Maximum Contiguous Space	13,000 square feet
Minimum Available	4,400 square feet
Use	office and labs
Ceiling Height	12-16 feet clear
HVAC	The office areas are heated by hot water baseboard units and cooled by rooftop air conditioning units
Sprinklers	wet system throughout building
Electrical	supplied by United Illuminating. Heavy power available.
Parking	1 space per 1,000 square feet in building garage. 40 spaces in surface lot. 200 spaces in free municipal lot. Additional free parking on street.

Office Lease Rate: \$18.50 plus utilities and CAM

Lab Lease Rate: negotiable

CAM Charges: \$2.50/psf

Amenities

- 6,600 sf food court features five independent local vendors serving Italian, Mexican and Japanese fare, plus gourmet salads and a deli
- Garage parking with 109 spaces
- Free surface parking lot with 40 spaces
- Discounted corporate rates for on-site fitness center
- Craft brewery and beer garden on-site
- Beautiful lobby with living green wall, elevator access, video intercom
- Secured access control to all spaces including tenant office using
- Mobile phone as digital key
- High-speed fiber connectivity; state-of-the-art security and building systems

Join current tenants

- mActivity - an innovative fitness center
- East Rock Brewing Company - New Haven's largest craft brewery & beer garden
- Rebel Salon - An experiential salon
- Cornell Scott Hill Health Corporation - Corporate Office
- Outfront Media - Corporate Office & Production Facility
- World Champion Taekwondo



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