



Exclusive Agent = Associate Broker:
 Kenneth R. Labbe - Cell-860-891-8551
 Kenneth R. Labbe (203) 391-6805
 EMail- klabbe@pyramidregroup.com

AVAILABLE FOR PURCHASE - SUBJECT PROPERTY SUITE LOWER LEVEL – 2,217 sq ft
 Lease = Reasonable offers will be considered
 250 State Street, North Haven, CT

Offers to Lease – Lease Offering Available at grade only

Property – Existing Property - Adaptive Reuse Plans – For Lease

Category	\$	\$ PSF
Offering Price	\$ 349,000	\$ 157.50
Loan Amount	\$ 279,200	
Equity Amount	\$ 69,800	

Category	\$/SF/Yr	\$/Month
Debt Service	\$ 12.64 psf/yr	\$ 2,335 per month
Real Estate Taxes Reimbursement	\$ 2.25 psf/yr	\$ 416 per month
Condo Fee	\$ 3.66 psf/yr	\$ 676 per month
Special Assessment Fee	\$ 1.14 psf/yr	\$ 211 per month
Base Rent Plus Expense Reimbursement	\$ 19.69 psf/yr	\$ 3,638 per month

Escalations - \$0.50 per square foot per year
 Capital Expenditures - None
 Term Minimum – 3 years; 3-10 years available

Pyramid Real Estate Group | 500 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

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AVAILABLE FOR PURCHASE - SUBJECT PROPERTY SUITE UPPER LEVEL – 2,206 sq ft
 Lease = Reasonable offers will be considered
 250 State Street, North Haven, CT

Offers to Lease – Lease Offering Available at grade only; Offers to Purchase are Welcome

Property – Existing Property - Adaptive Reuse Plans – For Lease

Category	\$	\$ PSF
Offering Price	\$ 279,000	\$ 126.50
Loan Amount	\$ 223,200	
Equity Amount	\$ 55,800	

Category	\$/SF/Yr	\$/Month
Debt Service	\$ 10.16 psf/yr	\$ 1,700 per month
Real Estate Taxes Reimbursement	\$ 2.25 psf/yr	\$ 414 per month
Condo Fee	\$ 3.95 psf/yr	\$ 727 per month
Special Assessment Fee	\$ 0.99 psf/yr	\$ 182 per month
Base Rent Plus Expense Reimbursement	\$ 17.35 psf/yr	\$ 3,022 per month

Escalations - \$0.50 per square foot per year
 Capital Expenditures - None
 Term Minimum – 3 years; 3-10 years available

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250 STATE STREET, NORTH HAVEN, CT – SUBJECT COMPLEX– AERIAL PHOTO



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Real Estate Group

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OFFERED FOR SALE AND FOR LEASE – 250 State Street, North Haven, CT

Permitted Uses – Finance, Insurance and Real Estate; Law, Other Miscellaneous by Zoning and Private Bylaws= Office



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OFFERED FOR SALE AND FOR LEASE – 250 State Street, North Haven, CT

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OFFERED FOR SALE AND FOR LEASE – 250 State Street, North Haven, CT

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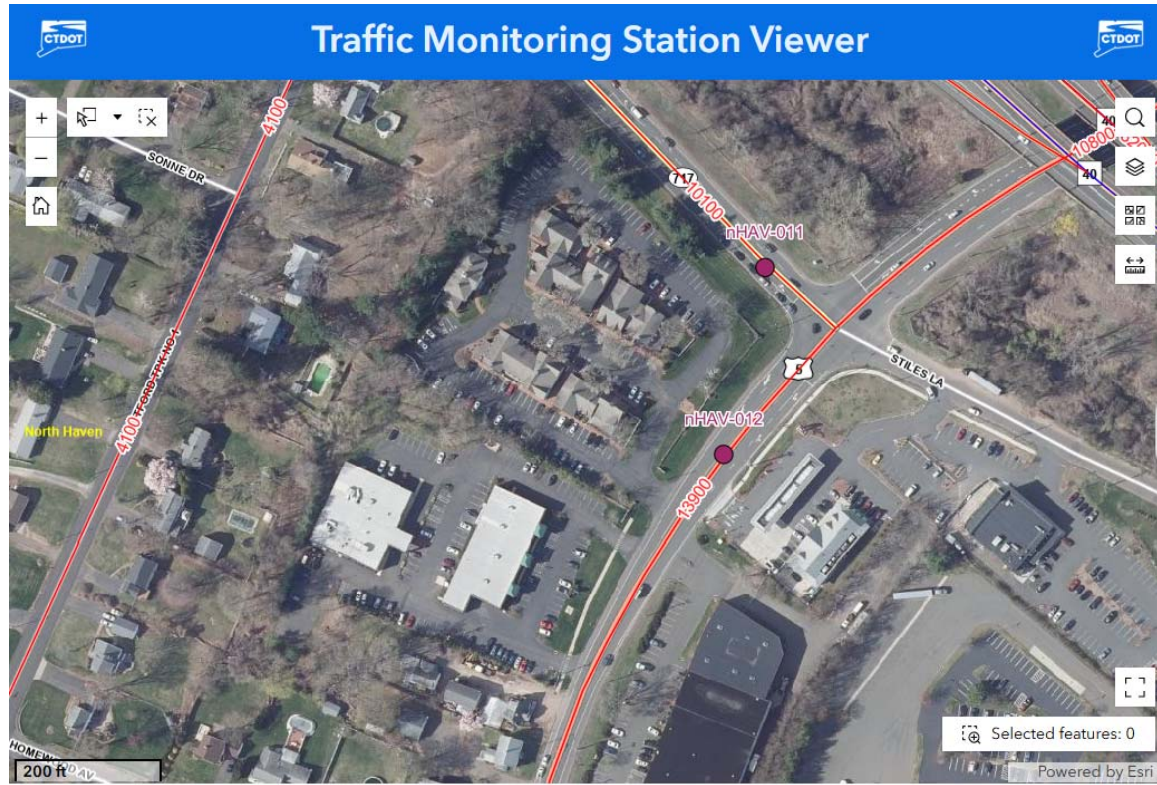
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OFFERED FOR SALE AND FOR LEASE – 250 State Street, North Haven, CT

Traffic Volumes – North and South on State Street (CT Route 5) – 13,900 vehicles per day

Traffic Volumes – East and West on Dixwell Avenue; Avemie– 10,100 vehicles per day



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Your time is appreciated...

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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