

Modern Office Suite With Immediate Occupancy

Press|Cuzzo
REALTORS
Commercial Services



**3,600 S.F. OFFICE SUITE
MAY SUBDIVIDE**

**Featuring Glass Conference/Training
Room, Inviting Collaborative Work
Spaces and Flexible Floor Plan**

**15 RESEARCH DRIVE,
WOODBIDGE, CONNECTICUT**

Stephen Press, SIOR
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The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

OVERVIEW

Press|Cuozzo, as exclusive broker, is pleased to offer this modern office suite at 15 Research Drive, Woodbridge. Contemporary space plan with open areas, 5 private offices, many can accommodate 2 people.

A sleek, modern workspace designed to inspire innovation and collaboration. With open-concept layouts, natural light, and minimalist furnishings, this office environment blends functionality with sophisticated design. Ideal for forward-thinking teams seeking a productive yet stylish setting.

Lease Rate: \$16 SF NNN

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PROPERTY HIGHLIGHTS

- Well located, convenient to New Haven CBD & Parkway
- Close to Restaurants, Banking and Shopping
- Ample on-Site Parking
- Flexible Open Floor Plan
- 4 Bathrooms, 1 w/Shower
- 2 Kitchenettes
- Training/Conference Rooms

PROPERTY SUMMARY

- Lot Size: 2.30 Acres
- Zone: C-2
- Built: 2005
- Total Building: 14,771 SF
- Two Story Space
- Open Loft Area
- Outdoor Space



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INTERIOR PHOTOS

15 minutes to downtown New Haven, Yale New Haven Hospital, Yale University, Quinnipiac University. Halfway between New York and Boston.

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INTERIOR PHOTOS

This office embraces the beauty of simplicity. Clean lines, neutral tones, and clutter-free design create a calm, focused environment. Ideal for creatives and professionals who thrive in organized, aesthetically pleasing spaces.

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BROKER

DELIVERING
RESULTS FOR OVER
40 YEARS!



Stephen Press, SIOR

Principal

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of

numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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