



For Lease

285 Nicoll Street,
New Haven, CT

East Rock Center

Custom-built office and lab space



Accelerating success.

John Keogh

Senior Broker
+1 203 497 3953
john.keogh@ct.colliers.com

205 Whitney Avenue, Suite 300
New Haven, CT 06511
P: +1 203 562 5000
F: +1 203 562 0549
colliers.com



Opportunity

We are pleased to offer for lease a move-in ready block of 9,269 square feet of office space at East Rock Center in New Haven. The space has 16-foot ceilings with a flat roof directly above and is ideally suited to conversion for life sciences use. It can be leased as-is or combined with additional units of 4,094 and 11,032 square feet. Ownership recently completed construction of a 10,000-square-foot lab for Valisure, an independent provider of quality assurance for pharmaceuticals and consumer healthcare products.

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.

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.

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

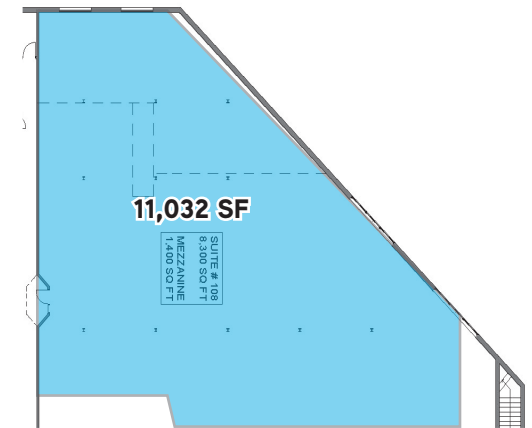
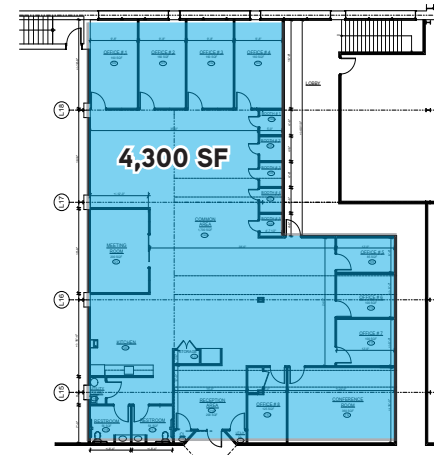
Property Overview

Address	285 Nicoll Street, New Haven, CT
Rentable Area	200,000 sf
Available Space	11,032 sf 4,300sf
Maximum Contiguous Space	11,032 square feet
Minimum Available	4,300 square feet
Use	office and labs
Ceiling Height	12-16 feet clear
HVAC	Heating and cooling is provided by rooftop HVAC units that serve individual spaces
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: negotiable

Lab Lease Rate: negotiable

CAM Charges: \$4.00/psf



Join current tenants

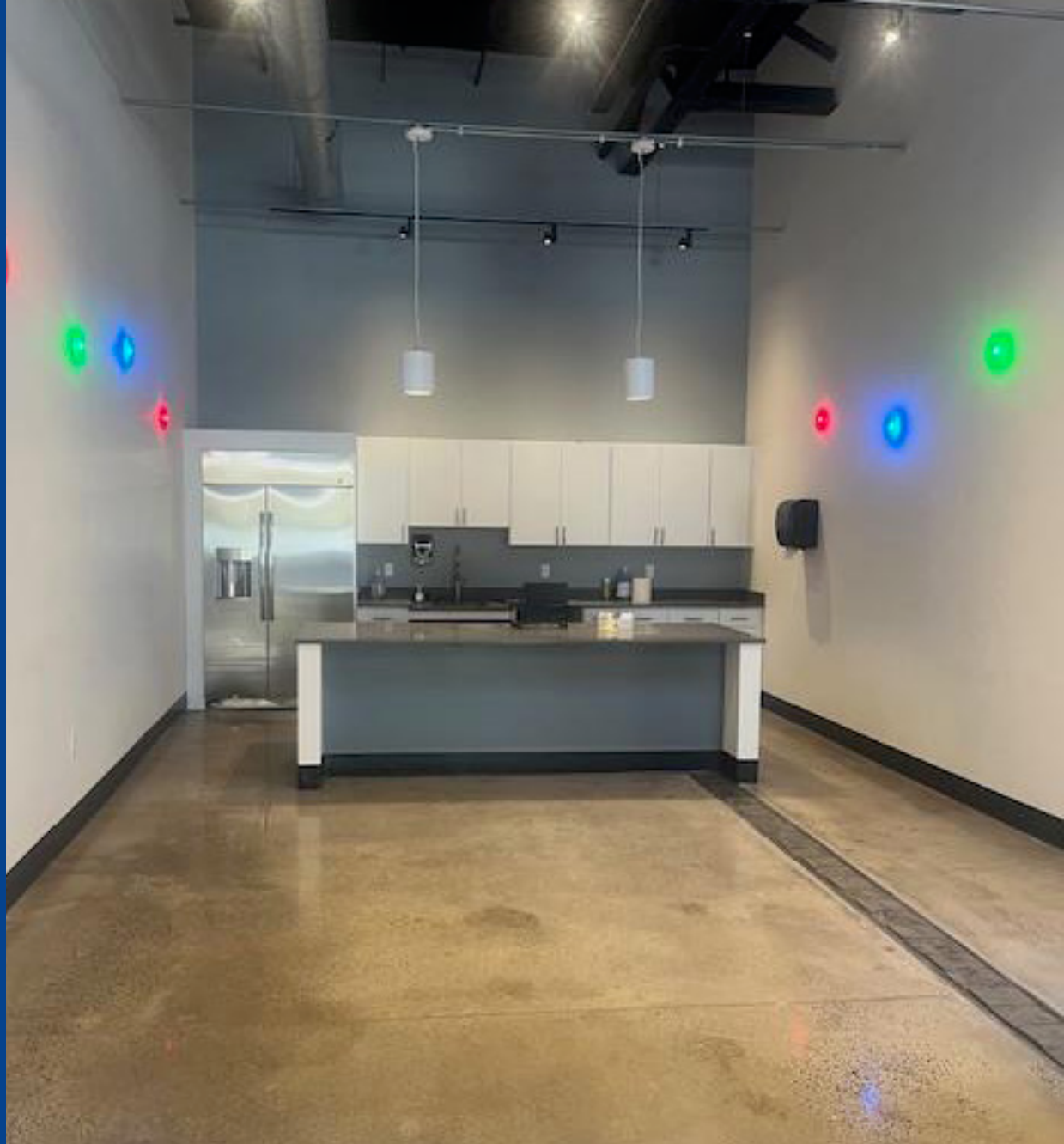
- mActivity - an innovative fitness center
- East Rock Brewing Company - New Haven's largest craft brewery & beer garden
- Rebel Salon - An experiential salon
- Cornell Scott Hill Health Corporation - Corporate Office
- Outfront Media - Corporate Office & Production Facility
- World Champion Taekwondo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



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