

## For Lease

23,132 SF ground floor space with private entrances, ideal for medical office use or ambulatory care providers, with ample immediate parking.



## Meriden Enterprise Center 290 Pratt Street, Meriden, CT

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Available for the first time, the entire 23,132 SF ground floor office space is ideal for medical office use or any other use that can benefit from direct access from parking lots on either side of the building. Access to this office space, which spans the entirety of the front portion of the building along Pratt Street, is through the main lobby or through private entrances on either side of the building, each with ramps to accommodate those with mobility challenges. The space is full of character, with exposed brick, beams and ductwork.

Recent property improvements include several sustainable upgrades, such as new energy efficient windows, HVAC units, lighting and a rooftop solar array.

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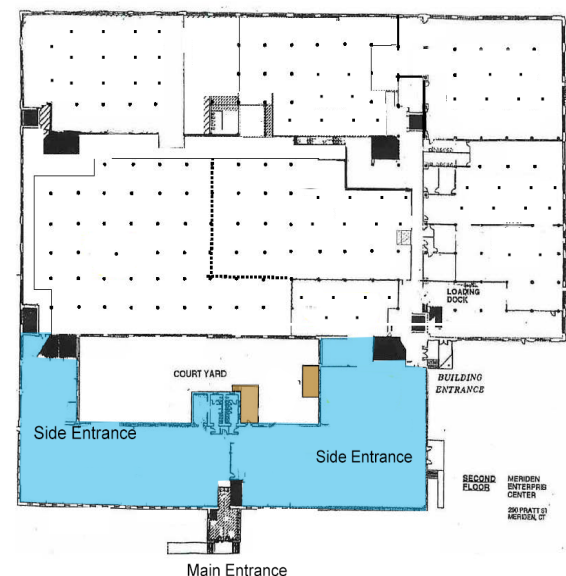
# For Lease

## The Meriden Enterprise Center at 290 Pratt Street is a 438,000 sf mixed-use facility

Located on 12.23 acres in the City of Meriden, the property is positioned halfway between Hartford and New Haven (approximately 20 minutes from each) and is less than two hours from both New York City and Boston.

This property offers convenient highway access and is located just one-half mile from the Meriden Green and the newly renovated Meriden Transit Center, which provides rail service on the commuter line between New Haven and Springfield, MA, and Amtrak. For more details, please visit the property website: [www.290Pratt.com](http://www.290Pratt.com)

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Civic Address     | 290 Pratt Street, Meriden, CT                                                                                                                                                                                       |
| Building Stories  | 4 floors                                                                                                                                                                                                            |
| Area              | 12.23 acres                                                                                                                                                                                                         |
| Building Area     | Industrial: 348,000 SF<br>Offices: 90,000 SF<br>Total: 438,000SF                                                                                                                                                    |
| Available Space   | 23,132 SF                                                                                                                                                                                                           |
| Construction      | Masonry built in 1870/1960                                                                                                                                                                                          |
| Parking           | Ample paved on-site parking/street parking                                                                                                                                                                          |
| Rail Spur         | No                                                                                                                                                                                                                  |
| HVAC              | Office and some warehouse central air;<br>office and warehouse gas heat                                                                                                                                             |
| Sprinkler Systems | Yes                                                                                                                                                                                                                 |
| Electrical        | 480v/3 phase available                                                                                                                                                                                              |
| Zoning            | TOD-G (Transit Oriented Development Gateway Sub-District), which allows for a multitude of uses, including but not limited to office, light industrial, multi-family residential, retail, restaurants and brewpubs. |
| Ceiling Height    | Varies                                                                                                                                                                                                              |



### Contact us:

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Price: \$15.00 gross+utilities