

## OFFICE

NO	STREET	SQ FT	SALES PRICE	LEASE PRICE	COMMENTS
611	ACCESS ROAD	28,000	\$3,400,000	\$20.00	Airport Business Center – Corporate Office
1410	BARNUM AVENUE	2,700		\$10.50	
1825	BARNUM AVE	1,216		\$13.00	Office Condo Unit H
80	FERRY BLVD	1,650		\$19.00	1 <sup>ST</sup> Floor
80	FERRY BLVD	3,000		\$3,200	Partial warehouse with OD
335	FERRY BLVD	14,310	\$1,390,00		Multi use
99	HAWLEY LANE	1,870		\$21.50	Plaza space
99	HAWLEY LANE	2,780		\$21.50	1 <sup>ST</sup> Floor
495	HAWLEY LANE	15,000		\$22.00	MEDICAL BLDG
560	HAWLEY LANE	1.100		\$30.00	North Town Center
801	HOUSATONIC EXT	1,500		\$13.50	1 <sup>ST</sup> Floor
488	HUNTINGTON RD	4,268	\$410,000		Multi-use: Off/Warehouse/Residential
2051	MAIN STREET	5,574	\$859,900	\$4,800	Former Law Office
2318	MAIN STREET	800		\$1,150	1 <sup>st</sup> floor; 2 <sup>nd</sup> Floor 425 sq ft @\$575.00
2318	MAIN STREET	425		\$14.63	2 <sup>ND</sup> FLOOR
2336	MAIN STREET	850		CALL	Stratford Center
2336	MAIN STREET	1,600		CALL	Stratford Center
2362	MAIN STREET	4,200	\$499,000		
2505	MAIN STREET	535-1,144		\$14.00	Space not contiguous
2499	MAIN STREET	1,150		\$12.75	UNIT F
2590	MAIN STREET	2,137		\$10.00NNN	1 <sup>ST</sup> Floor Medical Bldg
2590	MAIN STREET	4,050		\$\$10.00NNN	3 <sup>RD</sup> Floor Medical Bldg
2875	MAIN STREET	1,224		\$13.50	
2945	MAIN STREET	410		\$500.00	
3081	MAIN STREET	1,300	\$189,900		
3231	MAIN STREET	2,090	\$299,000	\$1,500	1,298 1 <sup>ST</sup> fl 797 lower level
3241	3095	4,300	\$425,000	\$19.00	1 <sup>st</sup> Floor Paradise Green Area unit "B"
3520	MAIN STREET	2,790		\$18.00	
4021	MAIN STREET	7,360		\$12.00*	*1 <sup>st</sup> Floor \$9.50 2 <sup>nd</sup> Floor
6580	MAIN STREET	3,400		\$21.50	2 <sup>ND</sup> FLOOR WILL SUBDIVIDE
6580	MAIN STREET	1,700		\$21.50	3 <sup>RD</sup> FLOOR
550	LONG BEACH BLVD	28,996		\$8.75	WILL SUBDIVIDE
919	STRATFORD AVENUE	684	\$59,000		Unit 3

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919	STRATFORD AVENUE	1,400		\$1,350	Unit 6 Condo Site 1 <sup>st</sup> floor
919	STRATFORD AVENUE	1,370	\$155,000		Unit 7
1151	STRATFORD AVENUE	2,900		\$2,000	2 <sup>nd</sup> Floor
616	SURF AVENUE	6,960		\$8.75	161-626 Surf Avenue

## RETAIL

NO	STREET	SQ FT	SALES PRICE	LEASE PRICE	COMMENTS
60	ACCESS ROAD	1,479		\$12.00	
	BARNUM AVE	1,913	\$1,500,00		Irving gas station business & land
411	Barnum Ave Cutoff	1,600		CALL	STRATFORD SQUARE SHOPPING CENTER
1345	BARNUM AVE	1,976		\$18.00	In-line strip center
1345	BARNUM AVE	1,290		\$18.00	Combined with above 3,276 end cap
1683	BARNUM AVE	2,989	\$750,000*		Includes 1717 Barnum Residence * Both Bldgs
1717	BARNUM AVE	4,580	\$750,000		Mixed Use
1726	BARNUM AVE	1,156	\$159,000		Open span
2224	BARNUM AVE	1,518	\$249,000		
2345	BARNUM AVE	950		\$11.00	Multi-use
238	BARNUM AVE	800		\$10.00	
360	BOSTON AVE	22,190		\$20.00	STRATFORD PLAZA
360	BOSTON AVE	3,058		\$20.00	STRATFORD PLAZA
396	EAST MAIN ST	2,160		\$2,000	Apartment on 2 <sup>nd</sup> floor
171	FERRY BLVD	5,035	\$1,200,000		80% LEASED
382	FERRY BLVD	1,680	\$1,000,000		2.57 ACRES+FREE STANDING BLDG
955	FERRY BLVD	8,990		CALL	DOCKSIDE DOCK SHOPPING CENTER
955	FERRY BLVD	1,558		CALL	RAILSIDE CAN BE SUB DIVIDED
955	FERRY BLVD	3,412		CALL	DOCKSIDE DOCK SHOPPING CENTER
955	FERRY BLVD	2,000		CALL	DOCKSIDE DELI LAYOUT
955	FERRY BLVD	3,138		CALL	RAILSIDE END CAP OCCUPANCY TBD
1330	HONEYSPOT RD EXT	10,000		CALL	Part of sports entertainment complex
2278	MAIN STREET	1,075	\$240,000		.17 ACRES
2396	MAIN STREET	2,306	\$269,000		
255	MAIN STREET	1,165		\$18.00	Additional space available
3081	MAIN STREET	1,300	\$199,900		
3085	MAIN STREET	650		\$750.00	<b>Leased</b>

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321	MAIN STREET	1,165		\$1,900.00	UNIT A1
3520	MAIN STREET	2,790		\$18.00	
3548	MAIN STREET	1,370		\$22.00	PARADISE GREEN STOREFRONT
3552	MAIN STREET	1,382		\$22.00	PARADISE GREEN STOREFRONT
3651	MAIN STREET	6,500		\$24.50	.37 ACRES BUILD TO SUIT
7365	MAIN STREET	865	\$169,00		Storefront Unit 21
7365	MAIN STREET	2,635	\$560.00		Storefront Unit22 Add Unit 21 sale \$725,000
1574	STRATFORD AVE	12,632		\$5,000	2,624 BUILDING AUTO RELATED SITE

### COMMERCIAL

NO	STREET	SQ FT	SALES PRICE	LEASE PRICE	COMMENTS
2400	BARNUM AVE	6,900	\$499,000		Vehicle Related Retail
335	FERRY BLVD	9,456	\$1,390,000		1.4 Acre site; 7,155 Main floor offices
608	FERRY BLVD	16,000		\$15.00	
1330	HONEYSPOD RD EXT	38,306		\$6.25	IMMEDIATE OCCUPANCY
533	HONEYSPOD RD	6,348	\$839,000		Mixed Use
724	HONEYSPOD RD	4,900		\$9.00	
724	HONEYSPOD RD	1,300		\$9.40	
801	HOUSATONIC AVE	1,568		\$12.00	
1260	LINDEN AVENUE	5,000		\$35.00	Build to Suit
300	LONG BEACH BLVD	2,425		CALL	15% OFFICE AREA AIR CONDITIONED 1-DOCK
300	LONG BEACH BLVD	4,400		CALL	100 % AIR CONDITIONED
300	LONG BEACH BLVD	1,029		\$15.00	Flex space
300	LONG BEACH BLVD	1,425		\$15.00	Flex space
300	LONG BEACH BLVD	2,841		\$15.00	Flex space
300	LONG BEACH BLVD	4,327		\$15.00	Flex space
300	LONG BEACH BLVD	6,630		\$15.00	Flex space
300	LONG BEACH BLVD	6,825		\$15.00	Flex space
555	LORDSHIP BLVD	3,300		\$15.00	Flex space
555	LORDSHIP BLVD	4,000		CALL	
2103	MAIN STREET	7,368		\$3,500	
2268	MAIN STREET	624		\$1,250.00	
2499	MAIN STREET	1,150		\$12.75	Unit E
2501	MAIN STREET	3,165		\$18.00	
2875	MAIN STREET	1,224		\$13.50	

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3500	MAIN STREET	16,117		\$60,000YR	
3634	MAIN STREET	1,472		\$16.00	
4021	MAIN STREET	7,360		\$15.50	
3651	MAIN STREET	6,500		24.50	PARADISE GREEN
7365	MAIN STREET	800		\$1,250.00	Retail Office Unit - 6 Oronoque Strip Center
7365	MAIN STREET	4,215	\$269,000	\$21.00	Units 13
x430	SNIFFENS LANE	35,488	\$2,700,000		
1151	STRATFORD AVE	2,900		\$2,000.00	
584	SURF AVE	4,094		\$2,600	
X180	WATSON BLVD	6,000		CALL	

## INDUSTRIAL

NO	STREET	SQ FT	SALES PRICE	LEASE PRICE	COMMENTS
X245	ACCESS RD	14,440		\$6.95	Hi-bay clear ceiling 22'+
X120	ALLEN STREET	15,133		\$6.50	
X2400	BARNUM AVENUE	6,900	\$499,000		
X110	BENTON STREET	44,850		\$7.50	
144	BENTON STREET	2,688		\$6.95	
X165	BENTON STREET	3,300	\$730,000		Includes building & extra land parcel
X300	BENTON STREET	11,184	\$1,200,000		
X50	CENTURY DRIVE	3,648	\$349,000		Clear Span 100% Air Conditioned
25	CHARLES STREET	3,840		\$6.75	<b>LEASED</b>
X145	CHARLES STREET	2,340		\$1,950GR+	400 AMP-3-PHASE ; 9X12 OD 20% OFFICE
X185	CHARLES STREET	3,226	\$299,900		
X195	CHARLES STREET	1,520	\$245,000		Free standing building
X10	HANCOCK STREET	2,911	\$350,000	\$3,000	
300	HATHAWAY DRIVE	12,810		\$6.75	
595	HOLLISTER STREET	5,939	\$374,900		
X1370 B	HONEYSPOT RD EXT	10,000	\$850,000	\$5.85	
	HONEYSPOT RD	38,306		\$6.25NNN	3,200 Office; 35,106 Industrial
533	HONEYSPOT RD	6,348	\$839,000		2,614 Office; 3,734 Industrial; Over 1-acre of land
X816	HONEYSPOT RD	2,040		\$1,800MO	
1400	HONEYSPOT RD	8,000		\$5.00	
255	LONG BEACH BLVD	200,000		\$5.85	Heavy Mfg/Whse/Dist

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350	LONG BEACH BLVD	8,074		\$8.75	Flex space
500	LONG BEACH BLVD	CALL		\$8.75	Flex space
600	LONG BEACH BLVD	32,325		\$8.75	Heavy Mfg, Whse/Dist
480	LORDSHIP BLVD	15,443		\$7.00	
185	MASARIK AVE	11,900	\$595,000		
60	OLD SOUTH AVE	7,628	\$650,000		Clear Span 100% Air-Conditioned
35	ONTARIO STREET	14,220	\$999,000	\$6.50	
44	RACHEL DRIVE	400	\$350,000	\$625	1,500 Office Space
155	RESEARCH DRIVE	19,314	\$1,299,999		High I-95 Visibility, Short sale
86	SHERIDAN STREET	8,558	\$569,000		
430	SNIFFENS LANE	35,488	\$2,700,00		Free standing
1066	STRATFORD AVE	3,050	\$279,250		
1480	STRATFORD AVE	10,500		\$5.50	
1526	STRATFORD AVE	101,452	\$4,000,000	CALL	1526-1700 Stratford Avenue
1574	STRATFORD AVE	12,632			
1625	STRATFORD AVE	1,628		\$2,200	
1895	STRATFORD AVE	9,000	\$2,750,000	\$6.50	Additional space available
690	SURF AVE	3,200	\$329,000	\$12.00	
X60	WATSON BLVD	24,000		\$8.75	100% air conditioned
x80	WATSON BLVD	6,000		\$8.50	
97	WEST AVE	2,400-3,600		\$6.50	
97	WEST AVE	3,600-4,240		\$5.65	
838	WOODEND ROAD	6,000	\$475,000		1,800 Office; 4,200 Warehouse/distribution

### **INVESTMENT & LAND**

NO	STREET	SQ FT	SALES PRICE	LEASE PRICE	COMMENTS
	BENTON STREET	CALL	\$400,000		
	FERRY BLVD	CALL	469,900		LAND
685	MAIN STREET	40,000			Build to suit
1019	MAIN STREET	.82 ACRES	\$299,500		City water & sewer CONTRACT
3500	MAIN STREET	.37 ACRES		\$60,000YR	2-PARCELS@ PARADISE GREEN
3520	MAIN STREET	960		\$18.00	1-Commercial property
3580	MAIN STREET	2,790		\$18.00	1-Residential adjoining
85	MEAD STREET	2.3 ACRES	\$1,300,000	CALL	Land sale or Ground lease
1526	STRATFORD AVE	2.5 ACRES	\$550,000		

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140	WATSON BLVD	2 ACRES		CALL	
200	WATSON BLVD	5.4 ACRES		CALL	Vacant land
1297	WEST BROAD ST	7.05 ACRES	\$2,500,000	See comments	Land lease \$200,000 yearly
	<b>ADDITIONAL DEVELOPMENT OPPORTUNITIES</b>				
165	BENTON STREET	.31 ACRES	\$400,000		Land and adjoining bldg can be purchased \$730,000
	LORDSHIP BLVD	10 ACRES			Parcel D retail – ground lease or build to suit
	LORDSHIP BLVD	42.54 ACRES			East Campus – mixed use – ground lease available
	LOT 4	1.1 ACRES			Retail site – ground lease available
550	MAIN STREET	76 ACRES		SEE REMARKS	For more information GO TO <a href="http://Pointstratfordct.com">Pointstratfordct.com</a>
946	FERRY BLVD	3.9 ACRES	\$3,200,000		Approved project: marina, residential, retail package

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