

Prime Office Space

458 Grand Avenue
New Haven, Connecticut



Available: Unit Sizes 406 SF,
409 SF & 490 SF

- The former Powerhouse building
- Building has been completely renovated—new roof, new mechanicals, parking lot, etc.
- New Haven's Mill River District
- Office spaces from 406 square feet

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Household Income</u>	<u>Daytime Population</u>
1 mile	30,159	\$61,385	54,580
3 miles	156,324	\$59,558	167,426
5 miles	267,148	\$67,126	240,937



PROTO GROUP

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11.27.2024

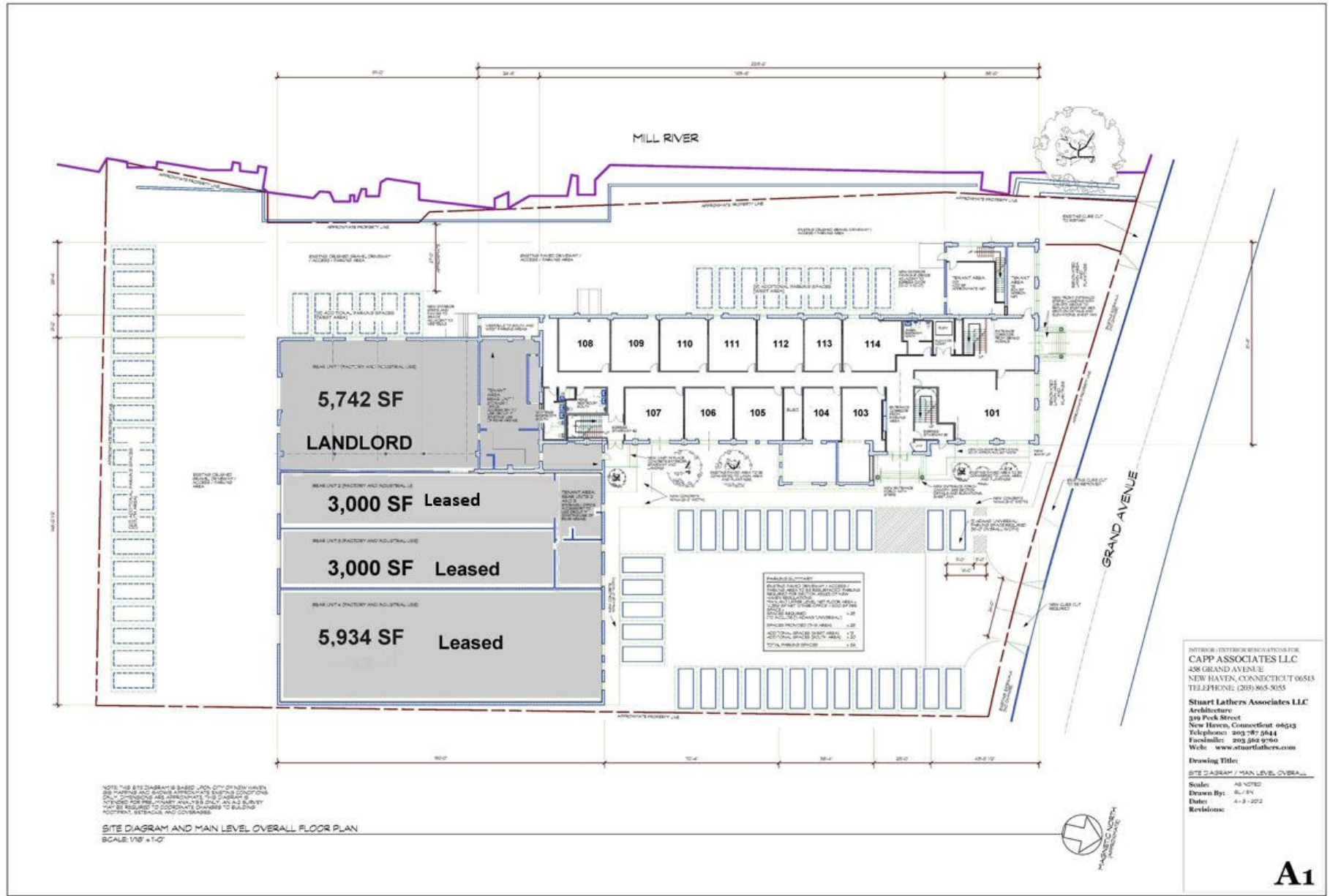
The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

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INTERIOR EXTERIOR RENOVATIONS FOR
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 319 Peck Street
 New Haven, Connecticut 06413
 Telephone: 203 787 5644
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Drawing Title:
 SITE DIAGRAM / MAIN LEVEL OVERALL FLOOR PLAN

Scale: AS NOTED
 Drawn By: RL/BN
 Date: 4-3-2022
 Revisions:



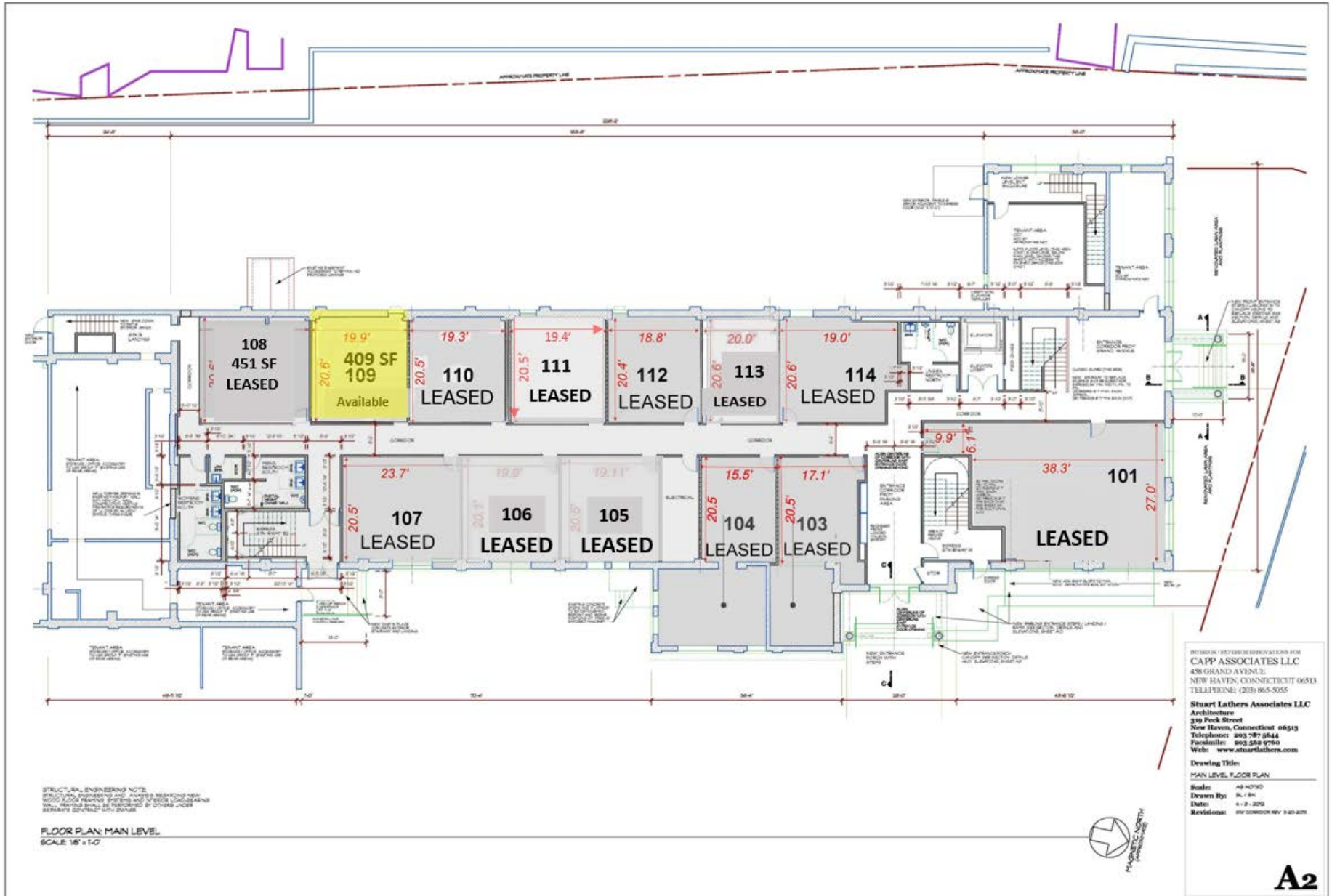
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458 Grand Avenue New Haven, CT



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A2



INTERIOR / EXTERIOR RENOVATIONS FOR
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Drawing Title:
 UPPER LEVEL FLOOR PLAN
 Scale: AS NOTED
 Drawn By: BL / BN
 Date: 4-3-2012
 Revisions:

FLOOR PLAN: UPPER LEVEL
 SCALE: 1/8" = 1'-0"



458 Grand Avenue New Haven, CT

Uses and OccupancyFirst Floor

<u>UNIT</u>	<u>RENT</u>	<u>SF</u>	<u>TENANT</u>
100		80	WorkPlace
101		1057	Leased
102			Leased
103		528	Wheeler
104		631	Wheeler
105		392	Leased
106		400	Leased
107		485	WorkPlace
108		451	Leased
109	\$530.00	409	Available
110		406	WorkPlace
111		395	Beauty Winks
112		390	WorkPlace
113		412	Satisfied Glow
114		391	Precision

Second Floor

<u>UNIT</u>	<u>RENT</u>	<u>SF</u>	<u>TENANT</u>
201A		1433	Blue Delta
201B			Blue Delta
202		357	Shena Miller
203		355	LEASED
204		537	Mark Johnson
205		400	Leslie Finn
206	\$633.00	490	Available
207		394	Censere
208		400	Censere
209		408	MK Elections
210	\$525.00	406	Available
211		403	Lofton
212		410	TriCentric
213		531	Leased