

Prime Small Office Suites

458 Grand Avenue
New Haven, Connecticut



Available: Unit Size 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 suites

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

110 Washington Avenue 4th Floor
North Haven, CT 06473
Phone: 203.234.6371 – Fax: 203.234.6372

CONTACT: Lou Proto
proto@theprotogroup.com

3.27.25

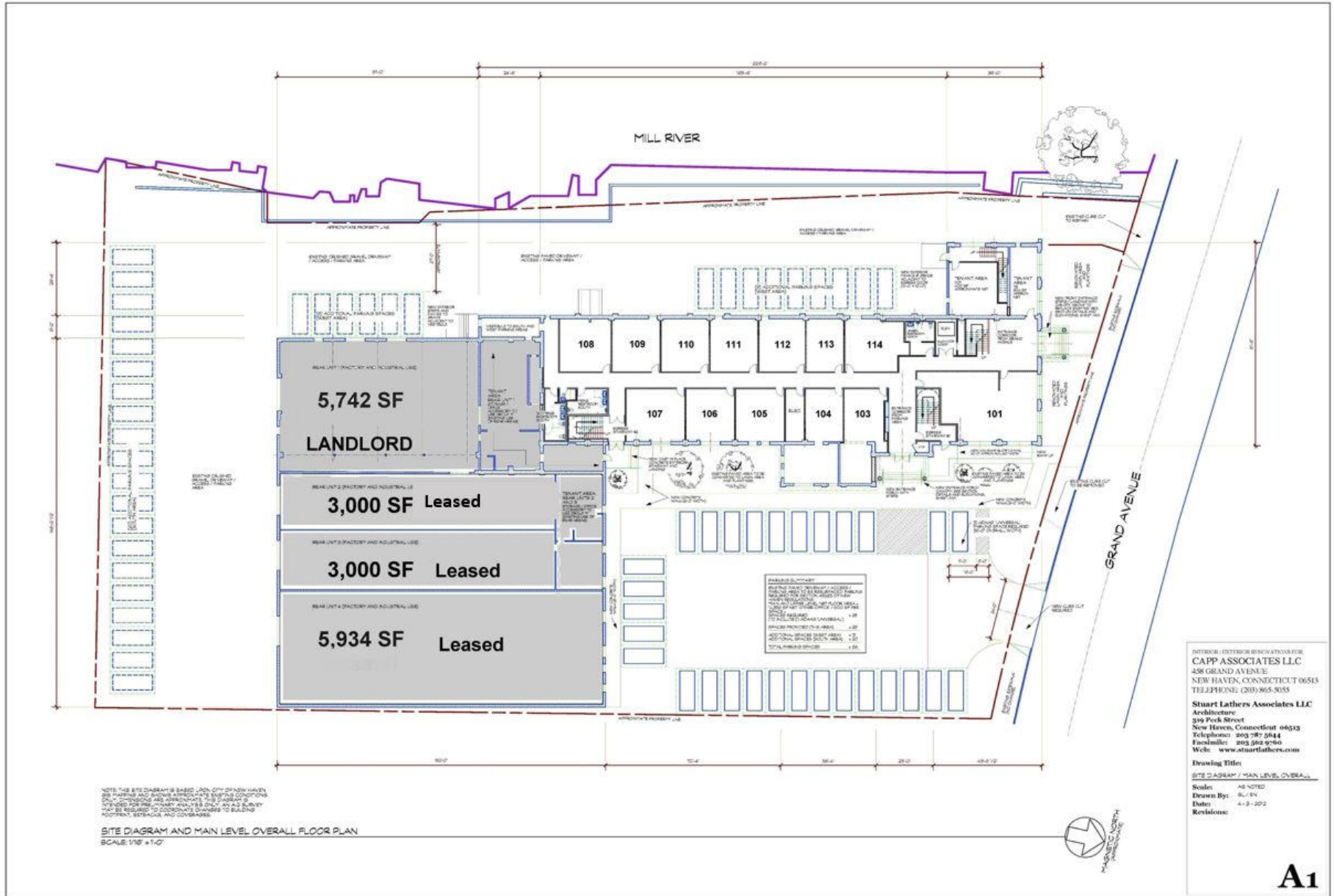
The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

110 Washington Avenue 4th Floor – North Haven, CT 06473 – Tel 203.234.6371 – Fax 203-234.6372

458 Grand Avenue New Haven, CT



PROTO GROUP



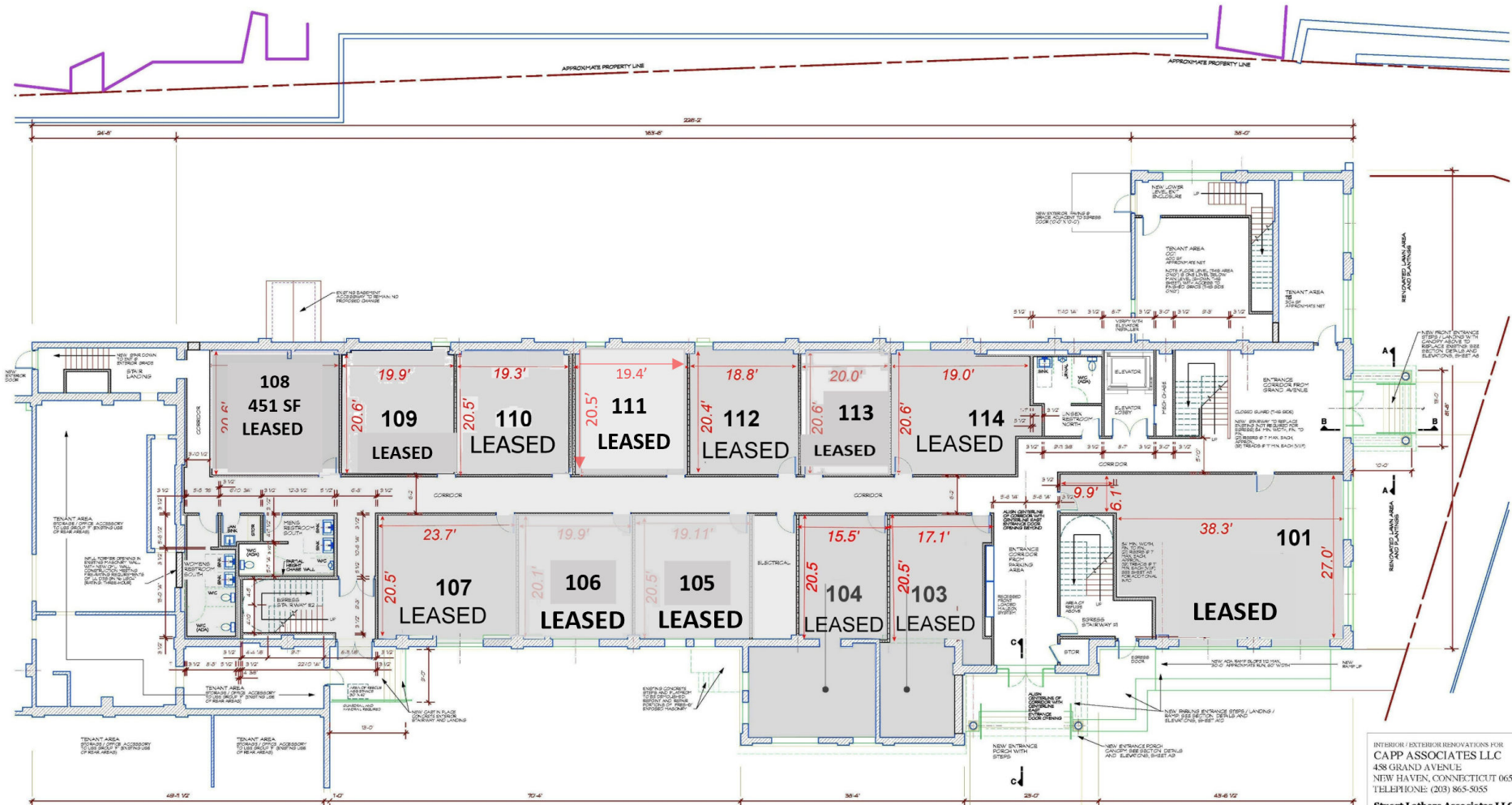
INTERIOR EXTERIOR RENOVATIONS FOR
CAPP ASSOCIATES LLC
 458 GRAND AVENUE
 NEW HAVEN, CONNECTICUT 06515
 TELEPHONE: (203) 865-5055

Stuart Lathers Associates LLC
 Architecture
 319 Peck Street
 New Haven, Connecticut 06413
 Telephone: 203 787 5644
 Facsimile: 203 662 9760
 Web: www.stuartlathers.com

Drawing Title:
 SITE DIAGRAM / MAIN LEVEL OVERALL FLOOR PLAN

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

A1



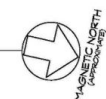
STRUCTURAL ENGINEERING NOTE:
 STRUCTURAL ENGINEERS AND ARCHITECTS SIGNING NEW
 WOOD JOIST BEAMS, SYSTEMS AND FLOOR LOAD-BEARING
 WALLS SHALL BE PERFORMED BY OTHERS UNDER
 SEPARATE CONTRACT WITH OWNER

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

INTERIOR/EXTERIOR RENOVATIONS FOR
 CAPP ASSOCIATES LLC
 458 GRAND AVENUE
 NEW HAVEN, CONNECTICUT 06513
 TELEPHONE: (203) 865-5055

Stuart Lathers Associates LLC
 Architecture
 319 Peck Street
 New Haven, Connecticut 06513
 Telephone: 203 787 5644
 Facsimile: 203 562 9760
 Web: www.stuarlathers.com

Drawing Title:
 MAIN LEVEL FLOOR PLAN
 Scale: AS NOTED
 Drawn By: SL / BW
 Date: 4-3-2023
 Revisions: BW CORRIDOR REV 3-20-2023

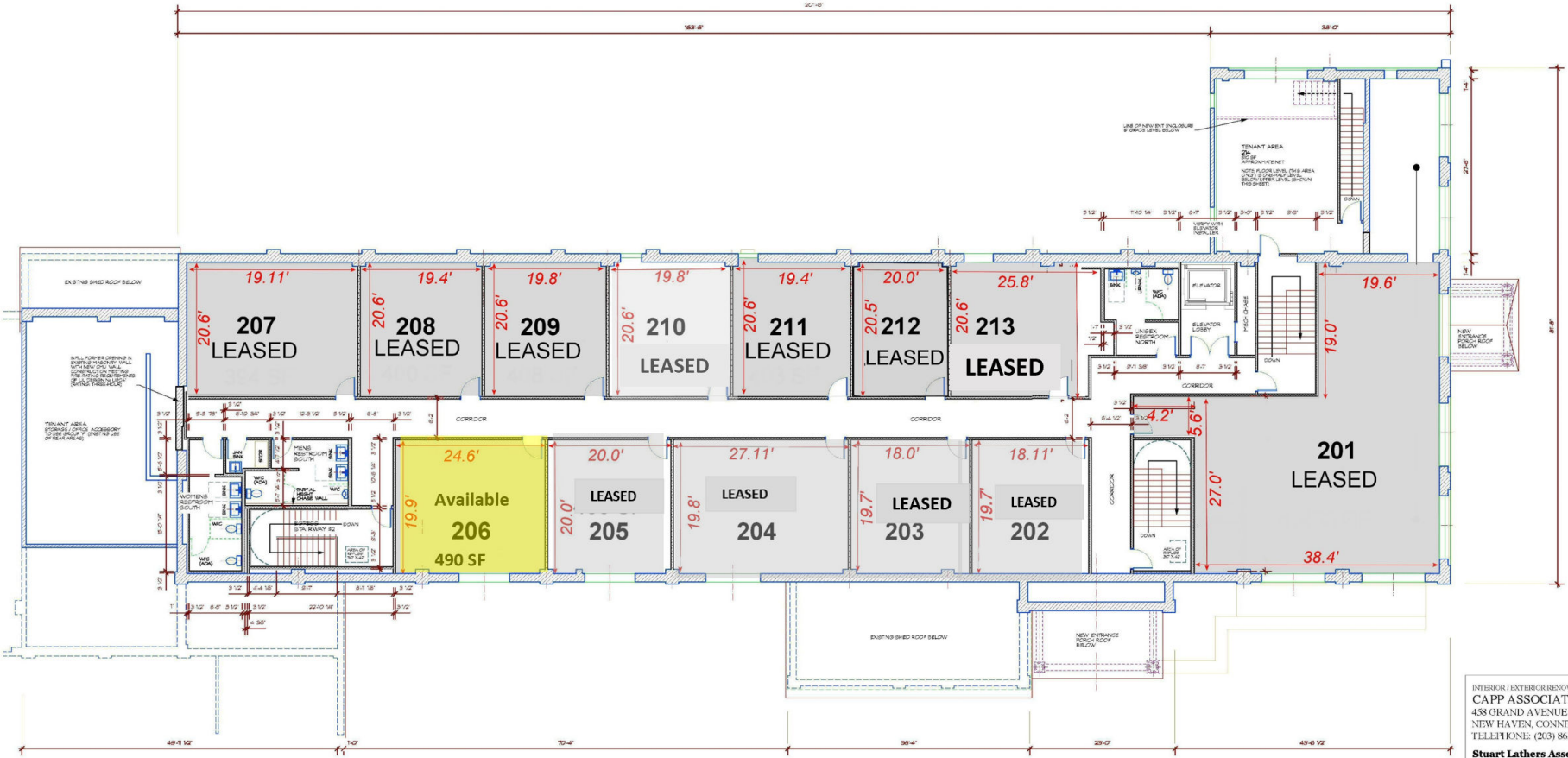


110 Washington Avenue 4th Floor - North Haven, CT 06473 - Tel 203.234.6371 - Fax 203-234.6372

458 Grand Avenue New Haven, CT



PROTO GROUP



STRUCTURAL ENGINEERING NOTE:
 STRUCTURAL ENGINEERING AND ANALYSIS REGARDING NEW
 WOOD FLOOR FRAMING SYSTEMS AND INTERIOR LOAD-BEARING
 WALL FRAMING SHALL BE PROVIDED BY OTHERS UNDER
 SEPARATE CONTRACT WITH OWNER

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

INTERIOR/ EXTERIOR RENOVATIONS FOR
 CAPP ASSOCIATES LLC
 458 GRAND AVENUE
 NEW HAVEN, CONNECTICUT 06513
 TELEPHONE: (203) 865-5055

Stuart Lathers Associates LLC
 Architecture
 319 Peck Street
 New Haven, Connecticut 06513
 Telephone: 203 787 5644
 Facsimile: 203 666 9760
 Web: www.stuartlathers.com

Drawing Title:
 UPPER LEVEL FLOOR PLAN
 AS NOTED
 Drawn By: SL/BN
 Date: 4-3-2012
 Revisions:



A4

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		409	Leased
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		406	Leased
211		403	Lofton
212		410	TriCentric
213		531	Leased