

1 KING PLACE
MERIDEN, CT

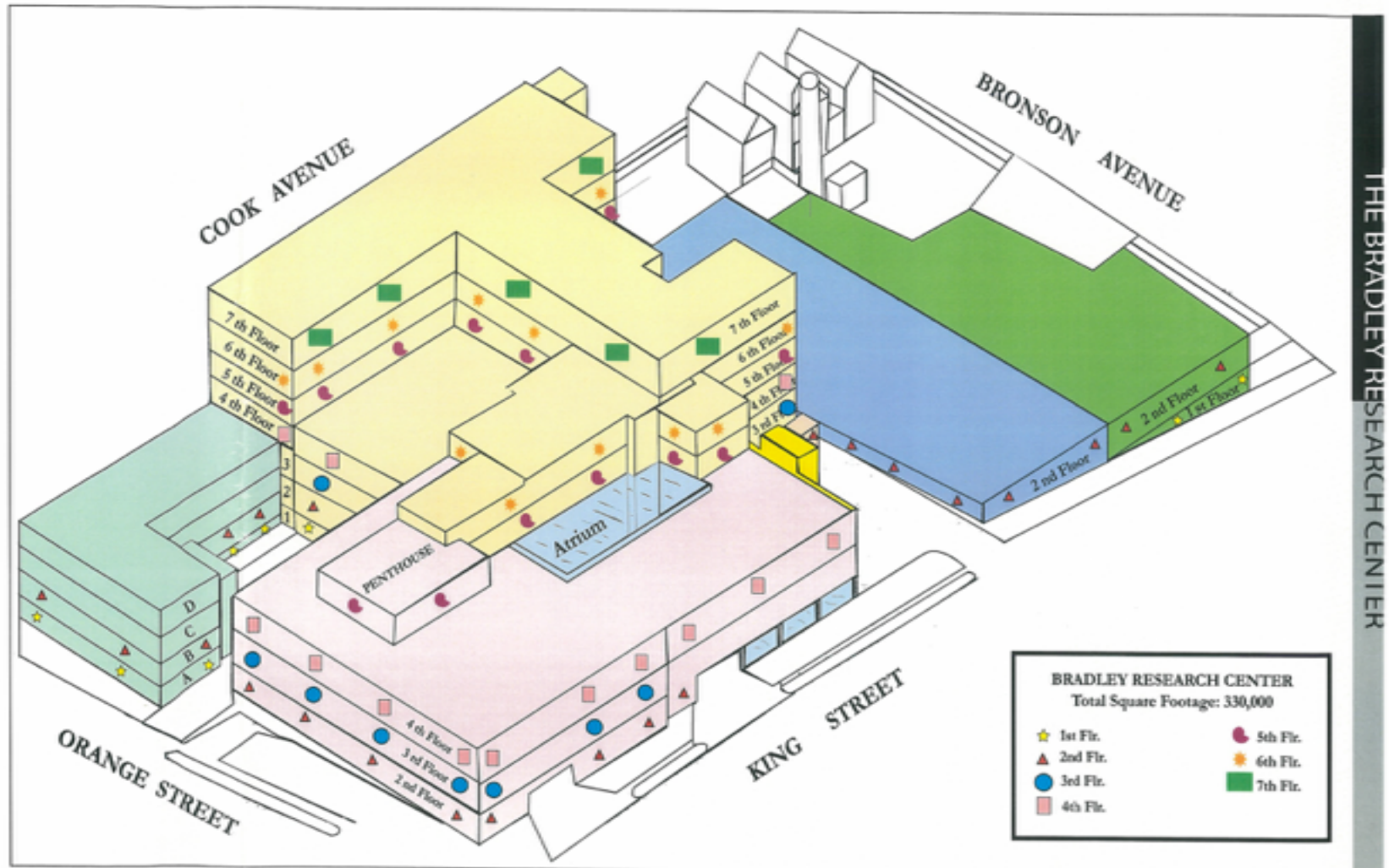
A FEDERALLY APPROVED
OPPORTUNITY ZONE SITE



1 King Place
Meriden, CT 06451
Present and Future

- The following is a gallery is based on our approved redevelopment plan.
- It will be a mixed use facility consisting of apartments, senior housing, assisted living, memory care units and over 125,000 SF of medical office space.
- On Meriden's bus line
- Walk to new train station
- 8 minute drive to/from I-91
- 6 minute drive to/from I-691
- 11 minute drive to/from Wilbur Cross Parkway

The yellow building will be apartments, senior housing, assisted living and memory care. The blue and pink sections will be for medical office space. Previously this space was used for patient rooms, offices, operating rooms and the emergency room.



Present 1 King Place Entrance / Atrium / Foyer / Medical Space



Future View Of Entrance / Atrium / Foyer



Atrium pre-construction



Future Interior View of Entry / Atrium / Foyer Retail and Medical Office Space



Future Atrium / Foyer Bookstore & Coffee Shop



Future Medical Walk In Clinic And Medical Office Space



Future Walk In Clinic Lobby And Exam Room



Previous emergency room will become medical office space, directly across from our 3 story parking garage.



Future Apartments, Senior Housing, Assisted Living and Memory Care



Apartments, Senior Housing, Assisted Living and Memory Care



Key Facts

- One King will complement Meriden, CT revitalization plan.
- The building is located in the City and State Opportunity Zone, TOD and Enterprise Zone's which provide tax incentives and in some cases start up capital for new businesses.
- City and State agencies are readily available to assist with permitting.

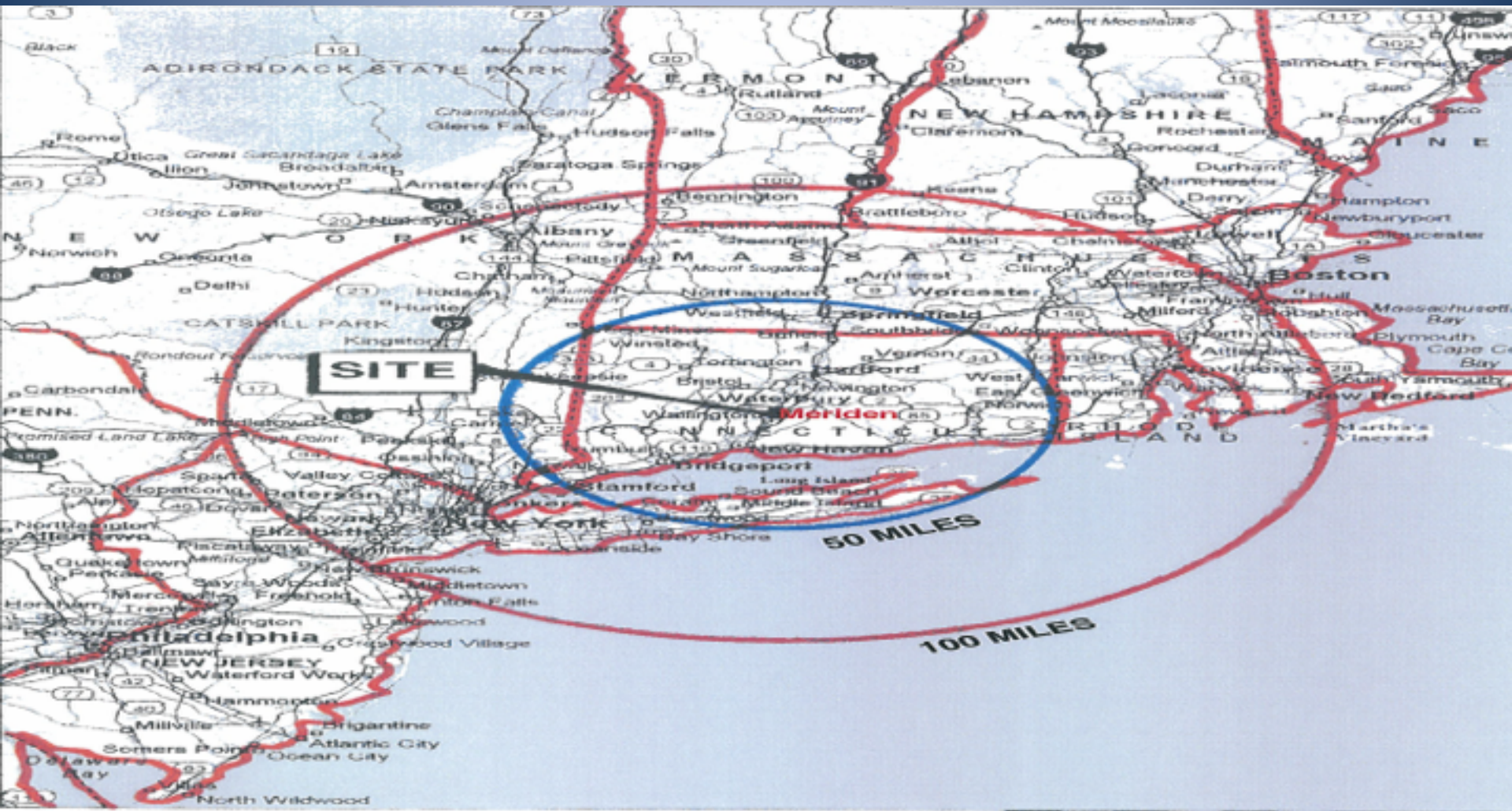
Key Facts

- Meriden, CT is undergoing a major transformation which will add commuter service to New Haven, Hartford and NYC by the Connecticut Dept. of Transportation and Metro North via the new train station. We are located in a designated TOD Zone (Transit Oriented District) which provides State and Federal funds for redevelopment.
- The Governor and Mayor are in full support of our project.

A new train terminal which just opened in early 2018 will offer commuter service from Meriden to Hartford, CT, New Haven, CT and NYC. Amtrak is currently offered.



We are within 100 miles of NYC and 20 miles of both Hartford and New Haven (home to Yale University).



Important data and metrics

- The facility has 327,500 square feet of space.
- There is a tremendous need for apartments, elderly care and quality medical office space with safe, free, on-site parking. We have an on site 3 story parking garage.
- Pre-development interest is strong and medical tenants can be easily accommodated during this early planning stage.
- For additional information please contact partner and co-developer :
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