

**PROFESSIONAL OFFICE SPACE  
FOR LEASE 2,600 RSF**



**WELL LOCATED  
7,870 SF PROFESSIONAL  
OFFICE BUILDING**

**LEASE RATE \$15 SF Full Gross**

**202 State Street, Unit B-2  
North Haven, Connecticut**

**Tony Poccia, Advisor**  
**203.288.1900 x135**  
**tpoccia@presscuzzo.com**

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518  
[www.presscuzzo.com](http://www.presscuzzo.com)

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

# OVERVIEW



## PROFESSIONAL OFFICE SPACE

### PROPERTY HIGHLIGHTS

- On-Site Parking
- Zone CB40
- Lease rate \$15 SF Full Gross  
Unit B-2 - 2,600 RSF w/access to  
loading dock & overhead door

### PROPERTY SUMMARY

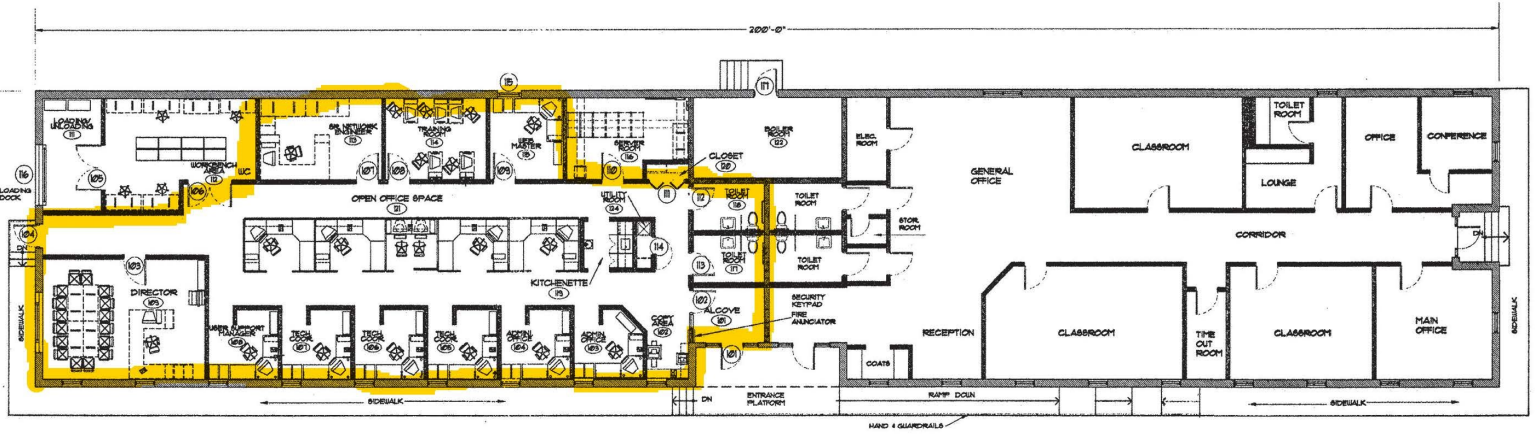
- Year built: 1976
- Lot Size: 2.15 Acres
- 7,870 SF Office Building
- Located at the corner of State St. and  
Devine St.
- Convenient to I-91 & Rte 40 Connector



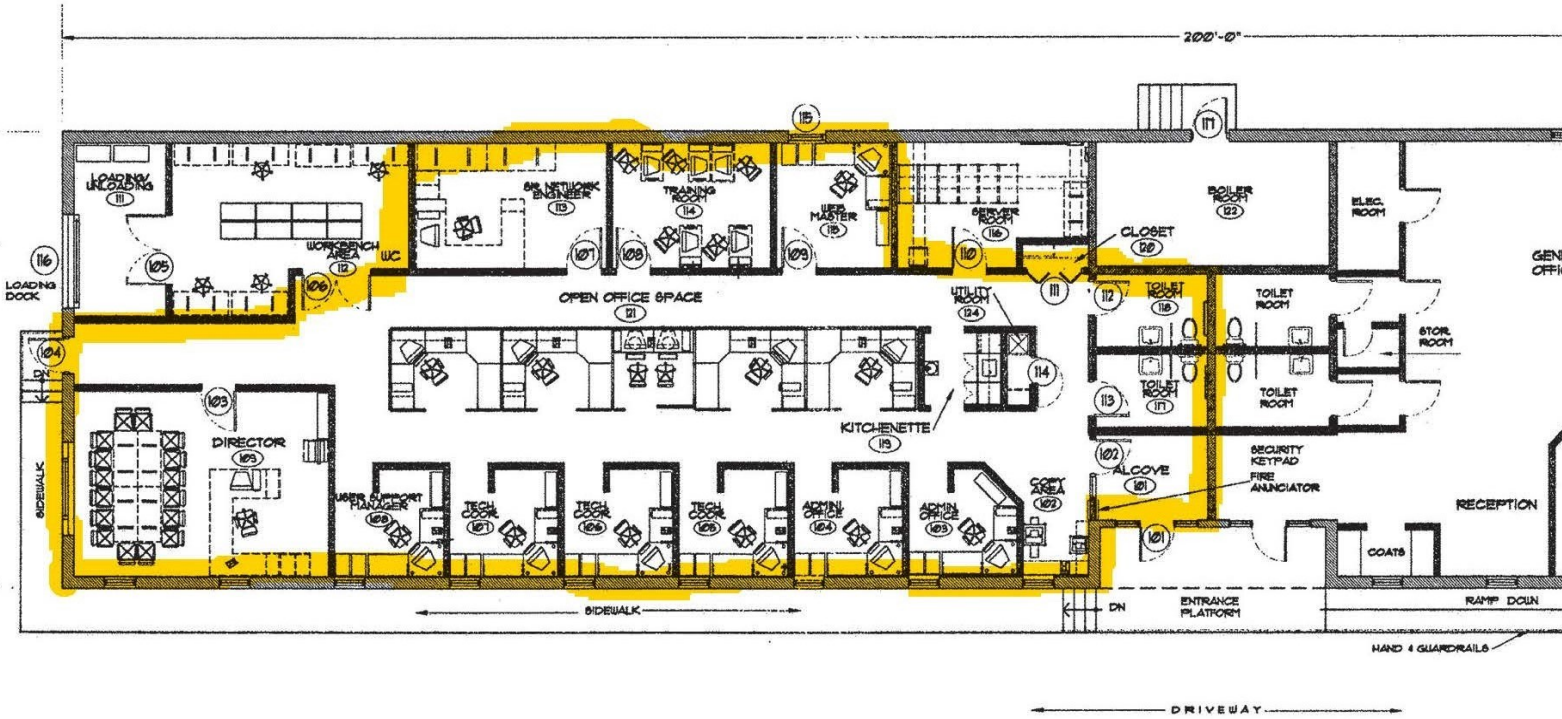
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# FLOOR PLAN



Building Layout



1 FIRST FLOOR PLAN  
A101

1/8" = 1'-0"

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# COMMERCIAL ADVISOR

MEDICAL / PROFESSIONAL  
OFFICE SPACE



## Tony Poccia, Advisor

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203.288.1900 x135 Office

203-619-4699 Mobile

Tony brings to Press/Cuozzo Realtors more than 25 years of professional sales and consulting experience to assist his clients in reaching their goals. Tony entered the commercial real estate field after having successful careers in the mechanical contracting business, telecommunications business, and in health care. Having broad knowledge in different industries has helped Tony develop creative problem solving strategies for his clients.

He holds an undergraduate degree in education from Southern Connecticut State University and a master's degree in health care administration from Long Island University. Tony lives in Guilford with his wife, Toby, who is a special education teacher. They have three adult children.

Tony is a member of the New Haven Middlesex Association of Realtors, Commercial Investment Division (CID), and serves on its Board of Directors. He serves the following community organizations: ACES – Business Advisory Council, New Haven Manufacturers' Association, Greater New Haven Chamber of Commerce – Economic Development Committee, and Family Centered Services of CT (Board of Directors).



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