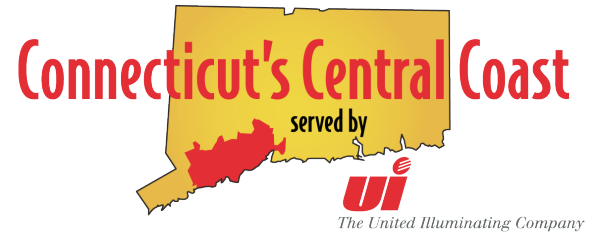


The Pinnacle



Town: Stratford
Zip Code: 06615
Address: 99 Hawley Lane
Property Type: Class A Office
Available Square Feet: 59,000
Total Square Feet: 175,483
Contiguous Square Feet: 47,163
Floors: 5
Sale: No
Lease: Yes
Lease Price: \$22.50 per sq. ft.

Building

Previous Use: Office Building
Total Acres: 8
Building Dimensions: NA
Additional Buildings: None
Office Class: Class A
Property Tax Rate: 30.36 mills
Special Taxing Zone: No
Zoning: Office
Year Built: 1989, renovated 2008
Parking: 515 space garage, 132 surface
A/C: Yes

Utilities

Natural Gas/Provider: Southern CT Gas
Size of Gas Line:
Gas Pressure (PSI):
Water Provider: Aquarion
Size of Water Main:
Sewer Provider:
Size of Sewer Main:
Electric Service Provider: UI
Distribution Voltage:
Amps:
Phase:
Dual Feed:
Fiber: Yes

Transportation

Distance to Highway: 1 mile Rte. 8 and 15
Access Roads: Hawley Lane
Distance to Airport: 19 miles
Distance to Commuter Rail: 3 miles

Notes

Renovated in 2008 this building is premier Class A office space in exclusive Fairfield County. Includes an on-site fitness center and café, concierge service. Separate atrium lobbies. Back-up power generation.

Contact:

Garrett Sheehan
Economic Development Specialist
The United Illuminating Company
157 Church Street, MS 1-6e
P.O. Box 1564
New Haven, CT 06510
O: 203-499-2461
C: 203-848-4354