

FOR LEASE

317 FOXON ROAD | EAST HAVEN, CONNECTICUT

FOXON PROFESSIONAL COMMONS

Professional Space. Built to Serve People.

An established medical and professional destination with flexible second-floor opportunities, excellent access and abundant on-site parking.

6,200 SF

AVAILABLE

2,100 + 4,100 SF

DIVISIBLE

\$20/SF NNN

ASKING RENT

105

PARKING SPACES

THE PROPERTY

An established professional destination

Foxon Professional Commons is a three-story, 24,272 SF professional building positioned directly on Route 80. Its established medical and professional tenancy gives the property a recognizable identity and makes it especially attractive to appointment-driven organizations.



Why Foxon Commons

- **Route 80 visibility**

Prominent frontage on a corridor carrying approximately 14,000 vehicles per day.

- **Established medical presence**

Docs Urgent Care and other medical and professional tenants are already on site.

- **Accessible and convenient**

Elevator-served second floor, public utilities and easy access to I-91 and I-95.

- **Parking that works**

Approximately 105 surface parking spaces for employees, patients, clients and visitors.

- **Flexible suite options**

Lease approximately 2,100 SF or 4,100 SF — or combine both for about 6,200 SF.

- **Modern professional setting**

Built in 2007 and renovated in 2016, with natural gas heat and modern mechanical systems.

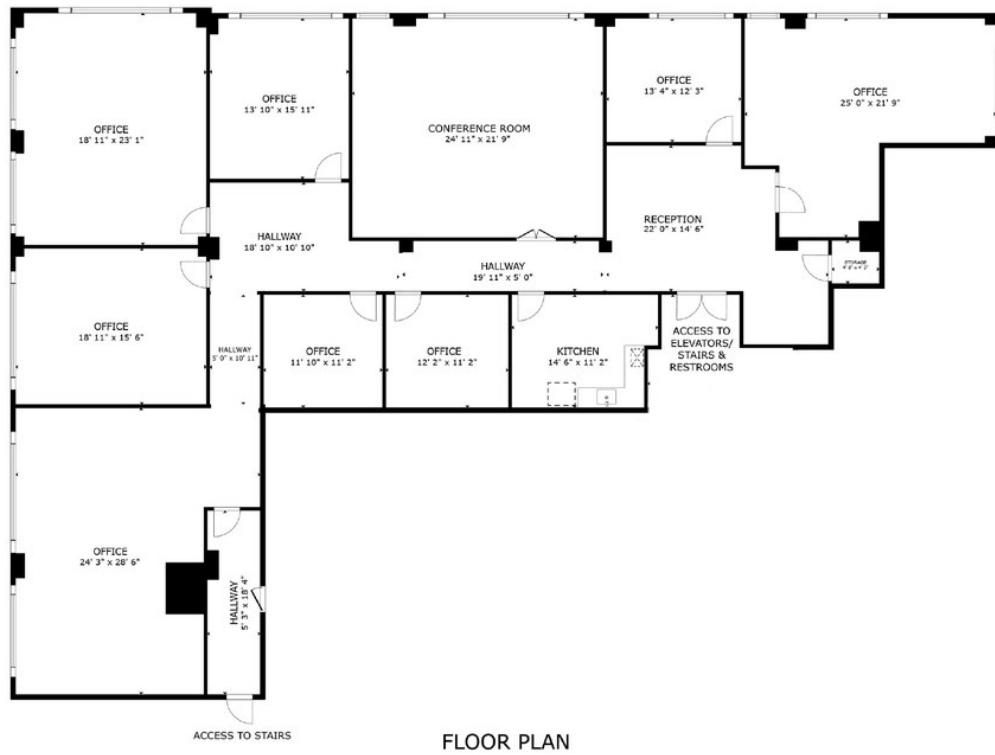
AVAILABLE NOW | SECOND FLOOR

Suite 2B | Approximately 4,100 SF

\$20/SF NNN

LEASE TERM NEGOTIABLE

A spacious, highly adaptable office suite with eight private offices, an impressive conference or training room, a welcoming reception area, kitchen, storage and abundant natural light. Several oversized rooms can support collaborative teams, classrooms, consultation areas or specialized operations.



EXISTING CONFIGURATION Eight offices | Conference/training room | Reception | Kitchen | Storage

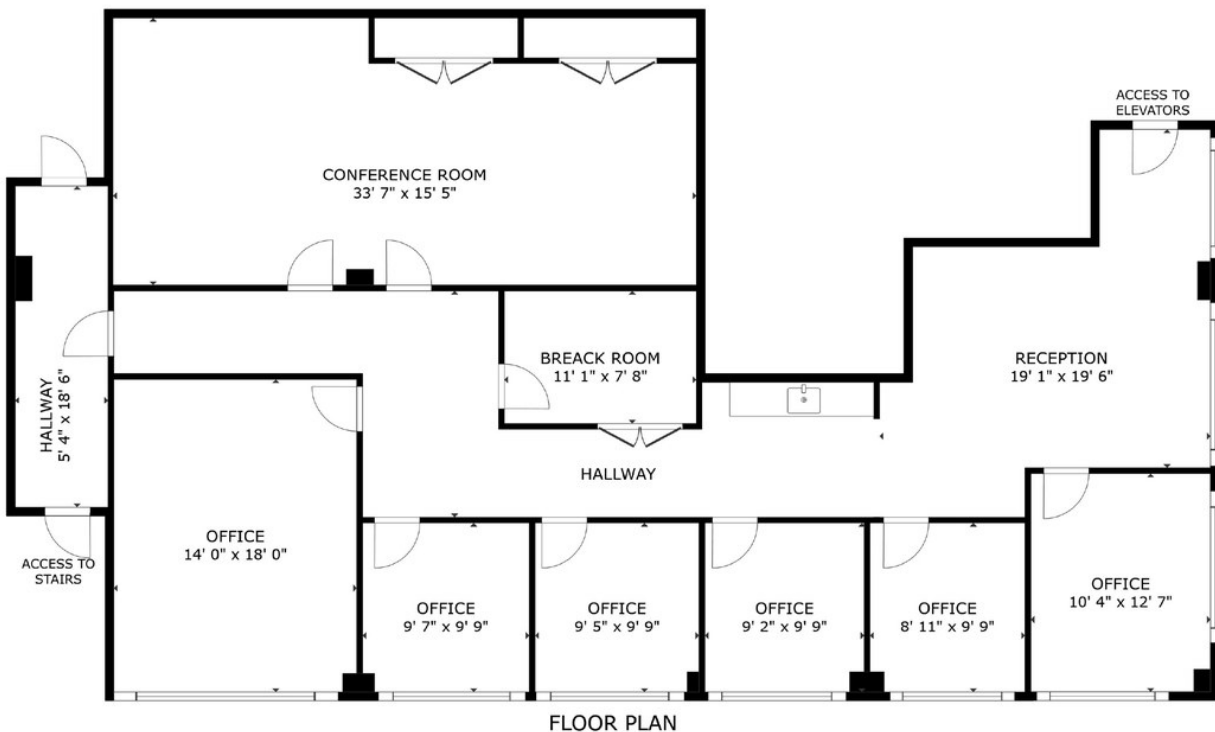
AVAILABLE NOW | SECOND FLOOR

Suite 2A | Approximately 2,100 SF

\$20/SF NNN

LEASE TERM NEGOTIABLE

A well-organized professional suite offering six private offices, a large conference room, generous reception/open area, break room and excellent circulation. The efficient layout can accommodate healthcare, counseling, education, nonprofit, administrative and professional-service users.



GROSS INTERNAL AREA
FLOOR PLAN 2,113 sq.ft.
TOTAL - 2,113 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EXISTING CONFIGURATION Six offices | Conference room | Reception/open area | Break room

FLEXIBLE BY DESIGN

One building. Many possibilities.

The available suites can be leased separately or combined into approximately 6,200 SF, giving organizations the ability to choose the footprint that fits today while planning for tomorrow.

Well suited for

Medical and specialty practices

Physical therapy and rehabilitation

Behavioral health and counseling

Education, tutoring and training

Healthcare administration and billing

Accounting, legal and consulting

Insurance and financial services

Nonprofit and community organizations

[SCHEDULE A PRIVATE TOUR](#)

See how your organization fits.

Contact the leasing team directly for availability, details and a tour.

Ken Osborn | PropertyHappens at HG Commercial

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Leasing contact: Ken Osborn and Steve Ozyck | HG Commercial

Information contained herein, including square footage, rental rate and availability, is subject to confirmation and change without notice. Prospective tenants should independently verify all information, permitted uses and suitability. Real estate commissions are negotiable. Equal opportunity.

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