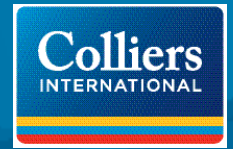


FOR LEASE > OFFICE, LABORATORY AND TECH SPACE



4 & 5 Science Park

NEW HAVEN, CT 06511



Science Park, located just north of Yale University, is an office and research campus created from the former manufacturing complex of the Winchester Repeating Arms Company.

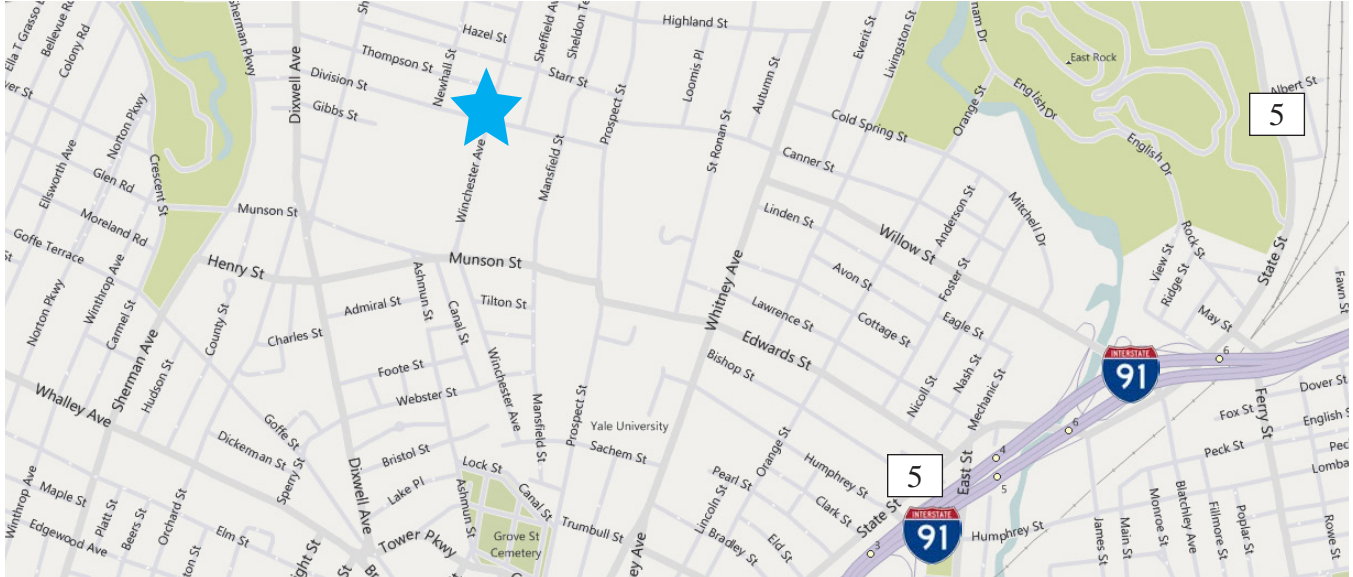
AGENT: JOHN KEOGH
203 497 3953
NEW HAVEN, CT
john.keogh@colliers.com

COLLIERS INTERNATIONAL
205 Whitney Avenue, Suite 300
New Haven, CT 06511
www.colliers.com

FOR LEASE > OFFICE, LABORATORY AND TECH SPACE

4 & 5 Science Park

NEW HAVEN, CT 06511



Building Amenities

- > 4 Science Park is a 47,000 SF building which is fully leased
- > 5 Science Park is a 113,000 SF building with 21,164 SF immediately available on the 1st through 3rd floors; sub-dividable to 1,132 SF
- > 3/1,000 parking ratio
- > Renovated brick factories, wood beams, modern elevators
- > Office and laboratory space available
- > New construction including a parking garage, restaurants and retail stores
- > Lease Rate: \$20.00-\$26.00 per SF + Electric

From I-95, take Exit 48 to merge onto I-91 N toward Hartford. Take Exit 3 for Trumbull St. Continue straight onto Trumbull St. Turn right at Whitney Ave. Turn left at Sachem St. Turn right at Winchester Avenue.

From Hartford, take I-91 South toward New Haven. At Exit 3 take ramp right to Trumbull St. Turn right onto Whitney Ave. Turn left on Sachem St. Turn right onto Winchester Ave.



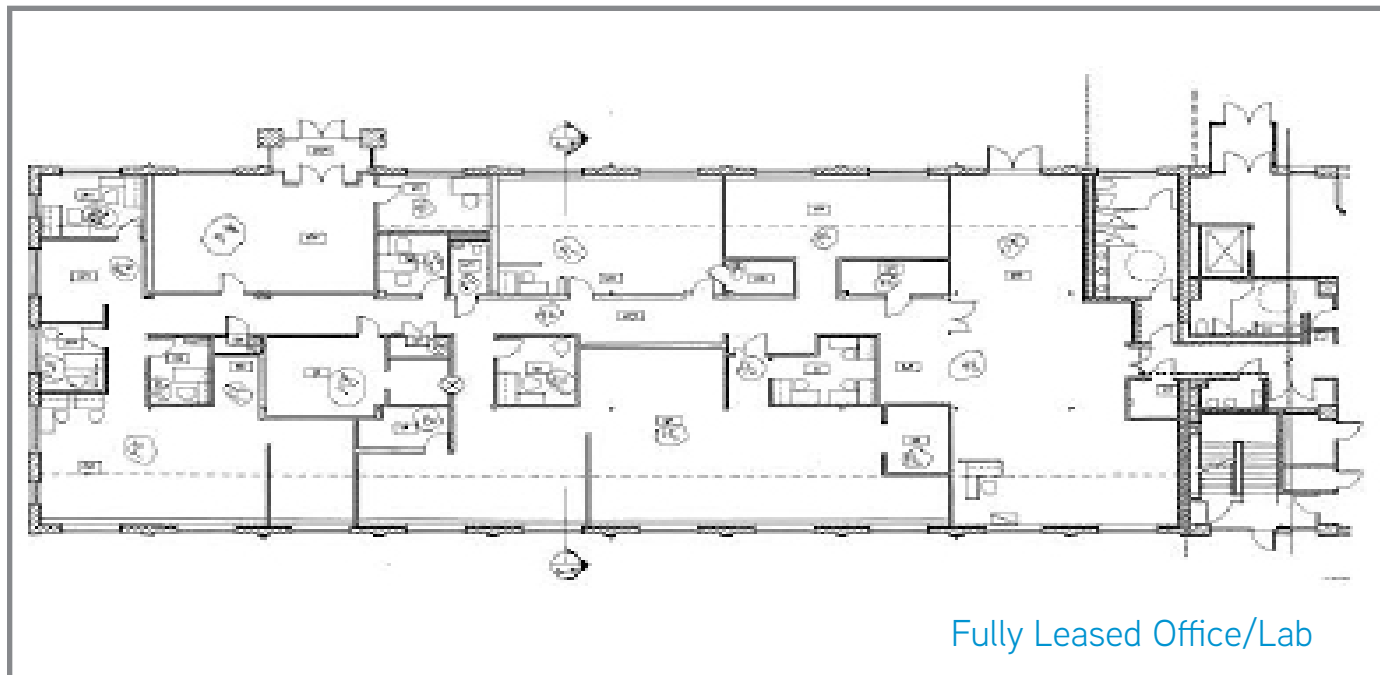
4 & 5 Science Park> Office, Lab and Tech

Science Park offers modern office and laboratory space in a campus environment marked by charmingly renovated historical structures. Many tenants in the park are bioscience companies founded on technology that was developed at Yale University. Yale is the largest tenant in the complex, leasing most of the 259,000-square-foot-building known as 25 Science Park and all of the 230,000-square-foot-building at 344 Winchester Avenue.

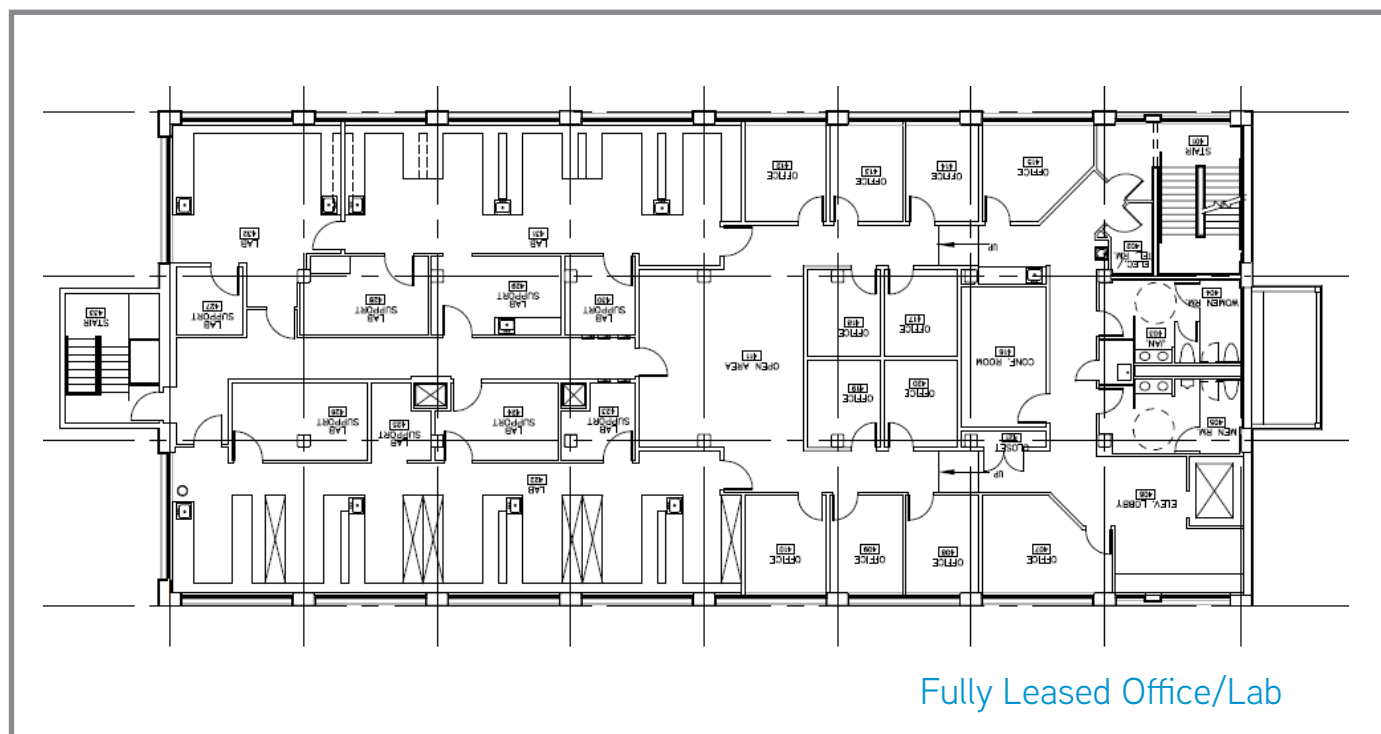
Tenants in 4 and 5 Science Park include Arvinas, Artificial Cell Technologies, Transgenomic, Karos Pharmaceuticals, Precipio Diagnostics, Ikonisys, Revegen Corporation, and O'Donnell Programming and Development Company. The buildings are renovated factories with exposed brick and wood beams, equipped with modern elevators, HVAC and laboratory infrastructure.

Science Park is undergoing a transformation with the arrival of Yale as a major tenant. A new parking garage, restaurant and retail stores have been constructed. Renovation of the 700,000-square-foot "Tract A" building is underway with office, lab and tech space available on a built-to-suit basis.

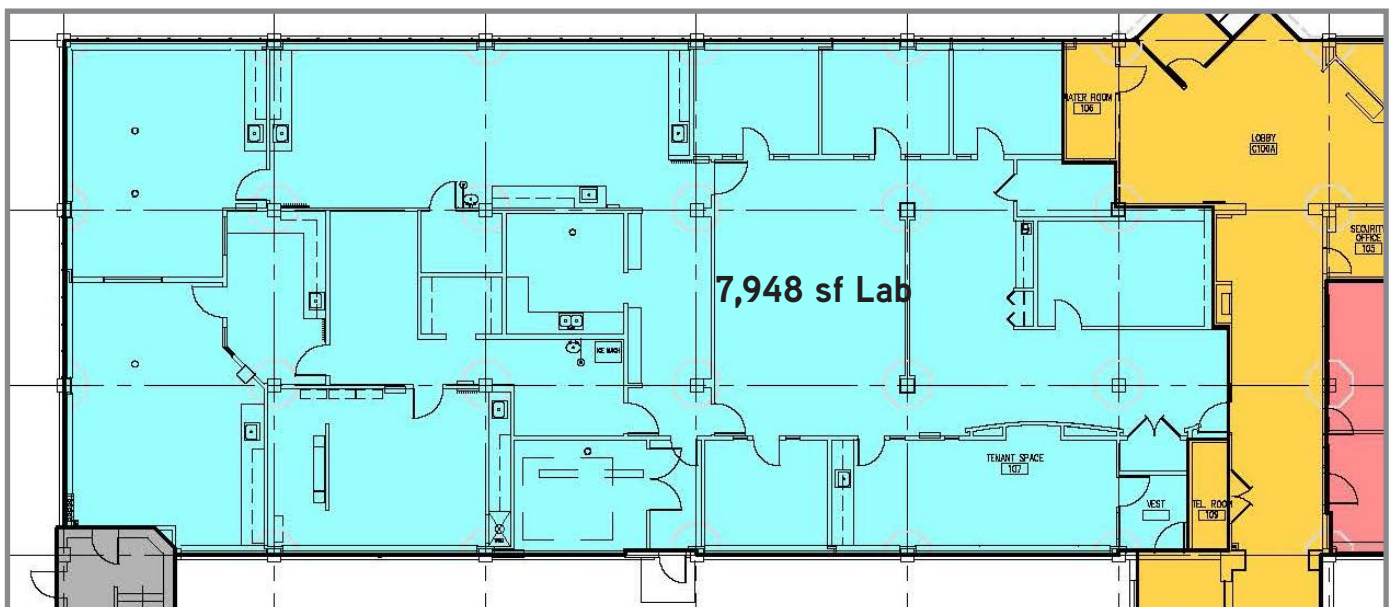
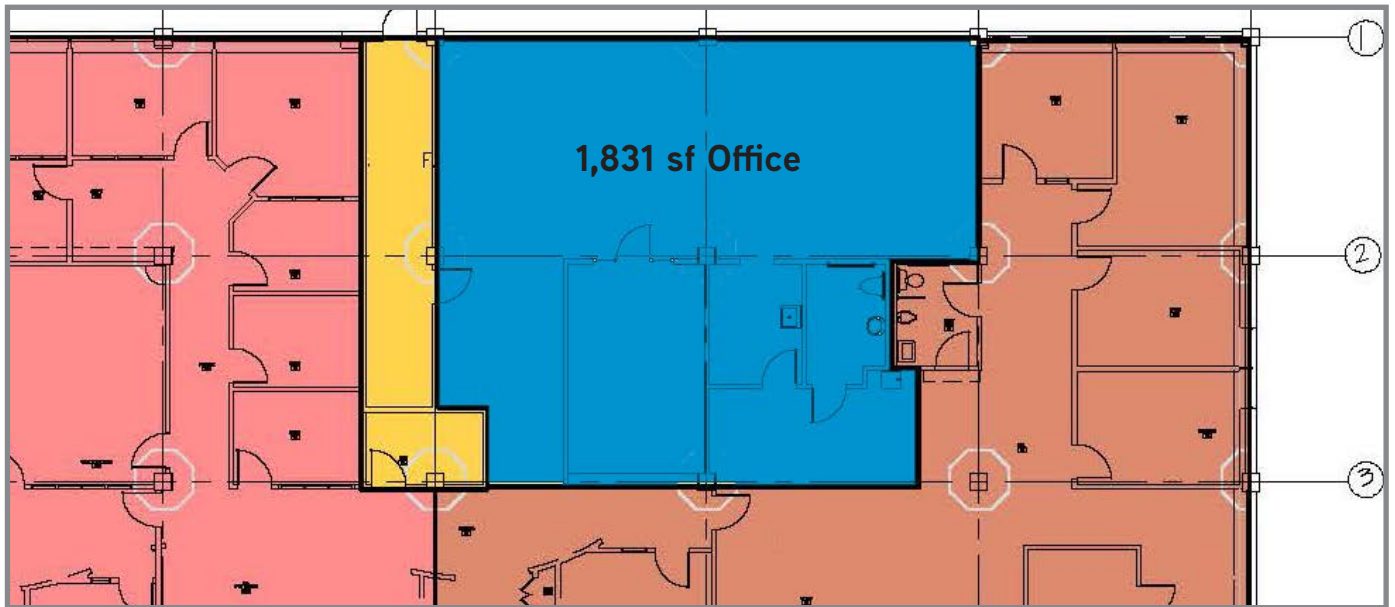
4 Science Park > First Floor Plan



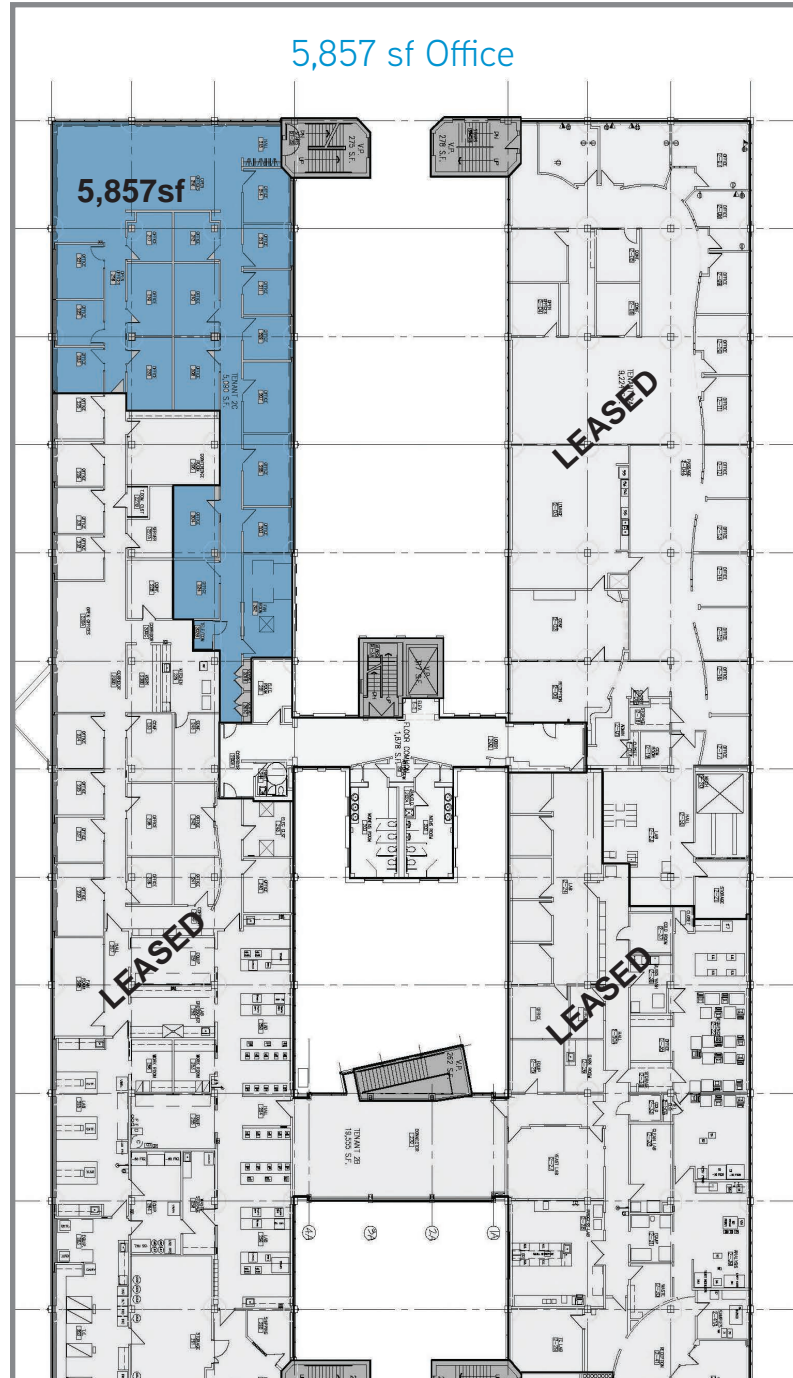
4 Science Park > Fourth Floor Plan



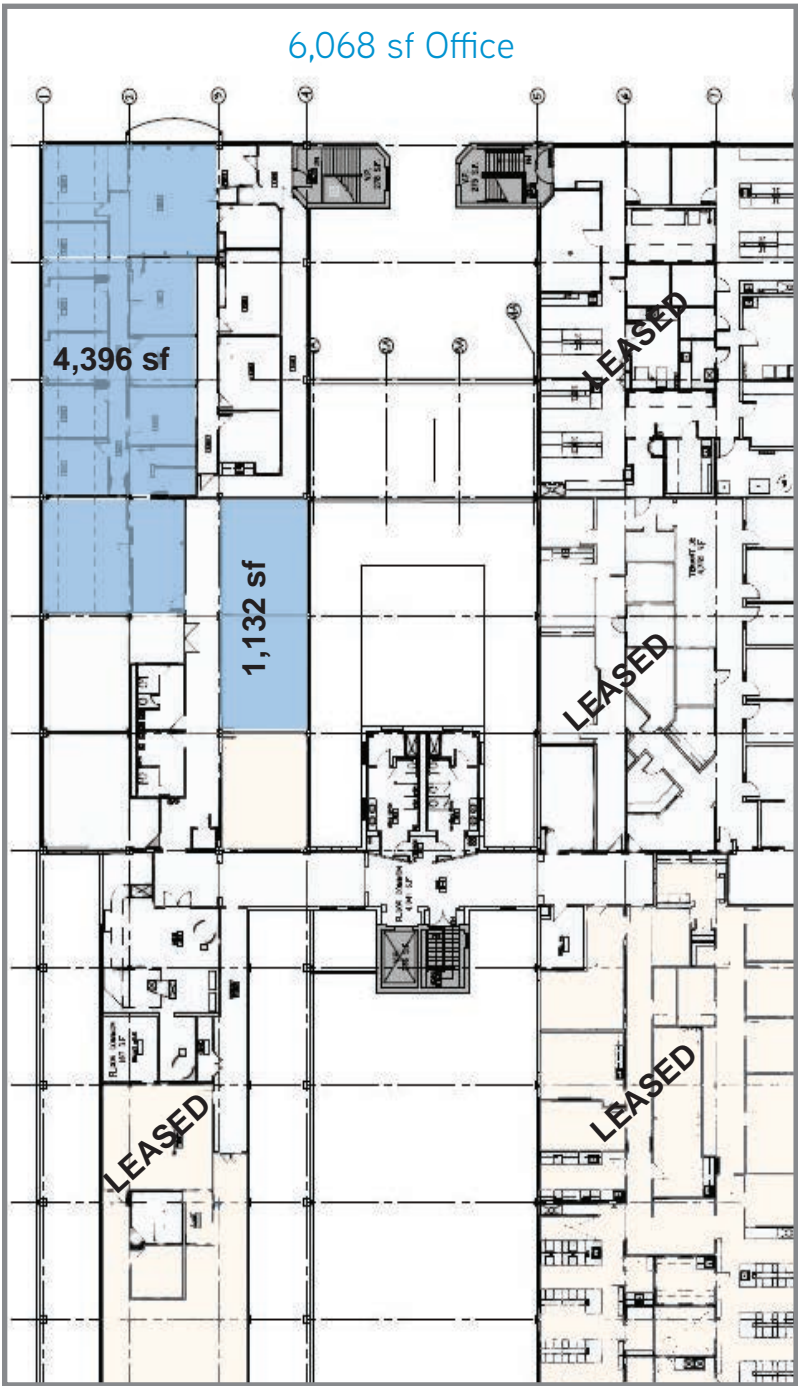
5 Science Park > First Floor Plan



5 Science Park > Second Floor Plan



5 Science Park > Third Floor Plan



FOR LEASE > OFFICE, LABORATORY AND TECH SPACE

4 & 5 Science Park

NEW HAVEN, CT 06511



Contact Us

AGENT: JOHN KEOGH

203 497 3953

NEW HAVEN, CT

john.keogh@colliers.com

Please contact us to see this property

COLLIERS INTERNATIONAL
205 Whitney Avenue, Suite 300
New Haven, CT 06511
203 562 5000 Main
203 562 0549 Fax

www.colliers.com

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

October 2013

