

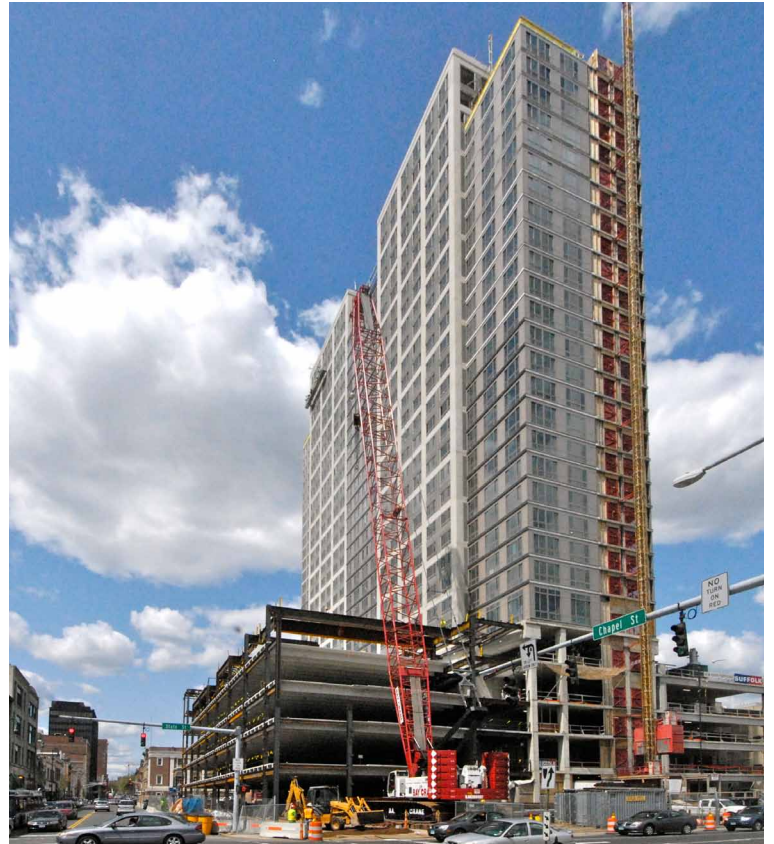
360 STATE STREET



360 STATE
STREET
NEW HAVEN,
CONNECTICUT

MIXED USE
DEVELOPMENT
23,400 SF RETAIL
12,000 SF OFFICE

- Total GLA: 611,000 SF / Mixed Use
 - LEED Platinum Certification Neighborhood Development
 - 32 Story Residential Tower, 500 Rental Units
 - Ground Floor Retail ±23,400 SF
 - 2nd & 3rd Floor Office 6,000 SF Each Floor
 - Downtown New Haven
 - One Block To Business District & Town Green
 - Across From State Street Train Station
 - Easy Access From Interstate 95
 - Occupancy Summer 2010
 - **DEMOS**
- | | 1 MILE | 2 MILE | 3 MILE |
|----------------|---------------|---------------|---------------|
| POP | 29,079 | 92,039 | 158,668 |
| AHHI | \$43,314 | \$49,824 | \$55,940 |
| DAY POP | 59,579 | 82,158 | 104,982 |



For Information Contact:
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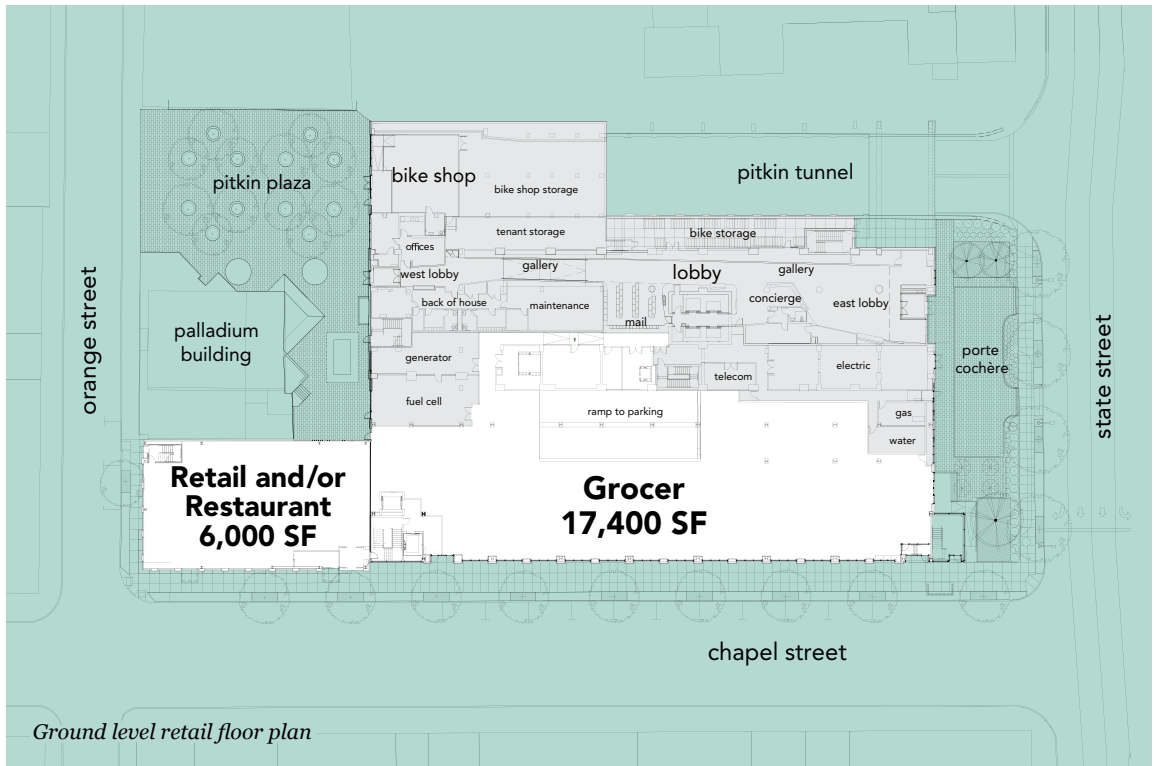
NEW HAVEN,
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Ground Floor Retail

- ± 23,400 SF Will Divide
- Ideal Grocer and Restaurant Use
- Excellent Visibility On Chapel Street
- Reserved, Discounted Customer Parking Onsite

2ND and 3RD Floor Office

- Total ± 12,000SF Available on Two Floors
- ± 6,000 SF Each Floor, Will Divide
- High Efficiency Green Building Features
- Public Parking Garage with 500 Spaces



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SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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NEW HAVEN,
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Downtown New Haven Site

- 30,000 Commuters
- Greater New Haven Student Population Over 53,000
- Easy Walking Distance From Yale University Campus and Downtown Commercial District
- Area Businesses Include:
WTNH Channel 8,
AT&T CT, New Haven Register, UCONN Research & Dev. Corp., Amistad America, United Way, Wachovia, Shubert Theater, Palace Theater, Omni Hotel, Public Library, Children's Museum, Pfizer, United Technologies and Yale-New Haven Hospital.



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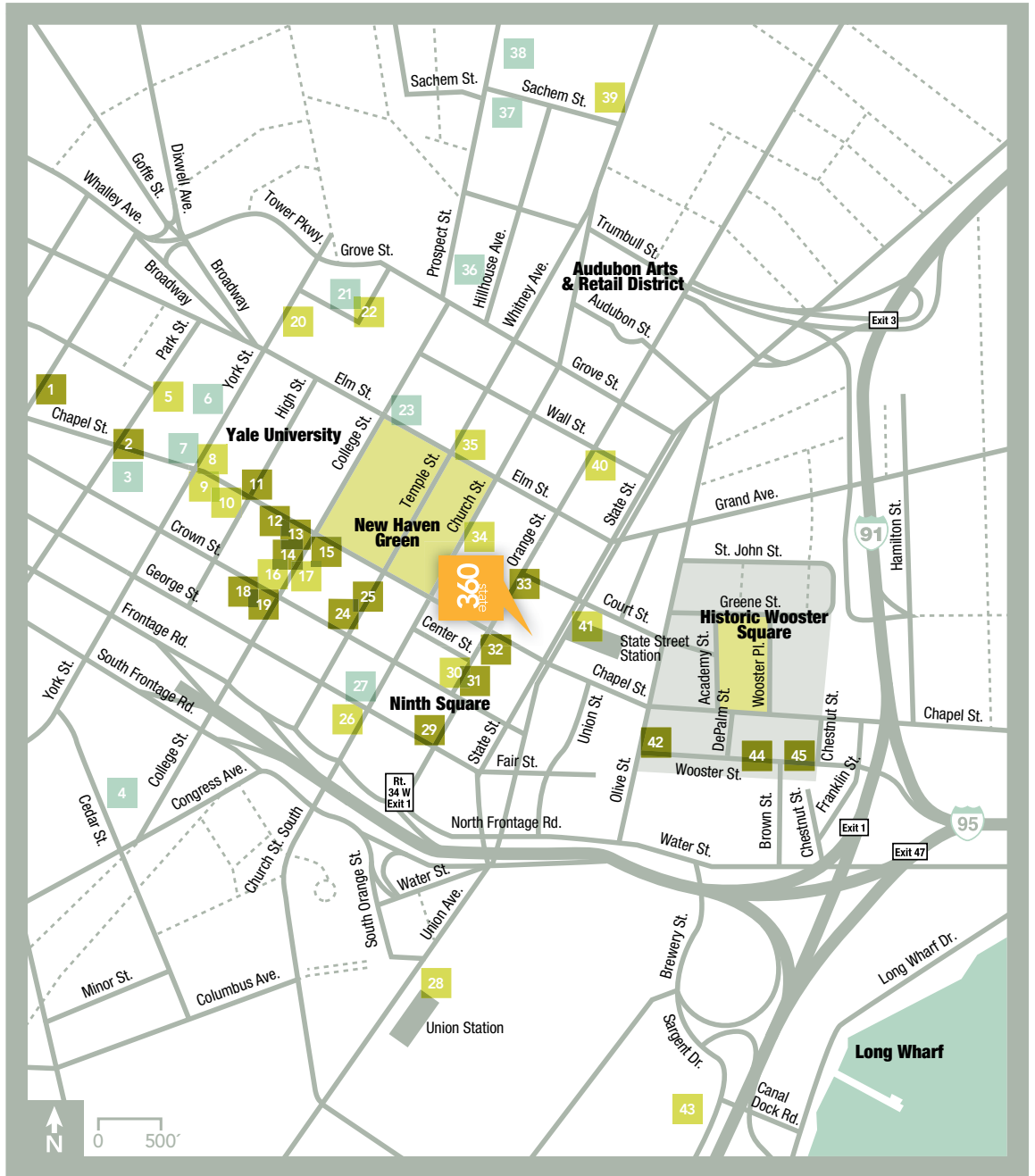
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NEW HAVEN,
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Greater New Haven

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BAR	19	IKEA	43
Barcelona	25	New Haven Public Library	35
Bentara	31	Palace Theater	16
Bespoke	14	Peabody Museum	39
Blue Pearl	33	Shubert Theater	17
Central Steakhouse	32	State Street Train Station	41
Claire's Corner Copia	13	Toad's Place	20
Consiglio's	44	Union Station	28
Heirloom Restaurant	2	Yale Art Gallery	8
Ibiza	11	Yale Cabaret	5
Louis' Lunch	18	Yale Center for British Art	10
Miya's Sushi	1	Yale Repertory Theatre	9
Pepe's Pizza	45		
Sally's Apizza	42		
Temple Grill	24		
Thali	29		
Union League Cafe	12		
Zinc	15		
see			
Artspace	30		
Beinecke Rare Book and Manuscript Library	22		
City Hall	34		
Criterion Cinemas	26		
CT Children's Museum	40		
		Gateway Community College	27
		Yale Law School	21
		Yale School of Architecture	7
		Yale School of Art	3
		Yale School of Drama	6
		Yale School of Engineering and Applied Sciences	36
		Yale School of Forestry and Environmental Sciences	38
		Yale School of Management	37
		Yale School of Medicine and Yale-New Haven Hospital	4
		Yale School of Music	23



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