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## **Connecticut Commercial Realty signs five new leases**

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The New London office of Connecticut Commercial Realty & Select Homes recently signed five leases. Two new leases have been signed for tenancies at 361 West Main St., also known as Willow Tree Plaza. The space, which is leased triple net and was formerly occupied by Blockbuster Video, will be the new home of Medusa Salon, LLC (1,300 s/f) and Fat Cats Grill and Bar, LLC (3,000 s/f). Both businesses will be operated by Stephan and Debra Nousiopoulos. The two leases run concurrently for a five-year term, with 4 five-year renewal options, under which the restaurant has the right to incorporate the salon space. Both businesses plan to be in operation at the new location no later than April 1.

The lessor, Willow Tree Plaza, LLC, was represented by Allie Resnik of Connecticut Commercial Realty, and Norwich attorney Mark Block of Block, Janney, & Pascal, LLC. The lessees, Stephan and Debra Nousiopoulos, were represented by William Newman of Connecticut Commercial Realty, and Waterford attorney Gregory Benoit. The new leases bring occupancy at Willow Tree Plaza to 100%. Willow Tree Plaza, also is the home Walgreens Pharmacy, AutoZone, and the Surplus Unlimited discount store.

In a third lease transaction, in January, Hubbell Inc. took possession of 10,012 s/f of space at 23 Clara Dr. at Mystic Green in Mystic. The lease runs for a three-year term with three renewal options totaling nine additional years. Hubbell will use the fully renovated space for engineering laboratories and office. The lessor, RoxRiv Realty Associates, LLC (a partnership of MGRE Co. of Lake Success, N.Y.), was represented by Newman of the New London office of Connecticut Commercial Realty, and attorney Nelson Willick of Westport and New York City. The lessee was represented by USI Real Estate Brokerage Services Inc. According to Newman there are several remaining Class A spaces ranging from 4,000 to 1,200 s/f at the Clara Dr. property.

On February 1st, New London Crossfit, a physical fitness club, took possession of 1,600 s/f of space at 11 Freedom Way in Niantic (East Lyme). The lease provides a one-year term with two additional two-year options to renew. The lessees, Michael Penta and Mathew Chilleri were represented by Robert Schwartz of Connecticut Commercial Realty's New London office, while the lessor, 11 Freedom Way, LLC (D'Amato Brothers Builders) was represented by Norman Peck of Pequot Commercial.

Finally, the Lowell, Mass.-based firm P&S Construction Inc. has taken a one year tenancy at 216 Broad St., New London. The company provides services at the United States Submarine Base in Groton. Both the lessee, P&S Construction Inc., and the lessor, Faulkner & Boyce, LLC, were represented by Newman of Connecticut Commercial Realty.

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