



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR LEASE

973 SF up to 6,066 SF OFFICE SUITES

Entire 6,066 SF Floor available (will subdivide)

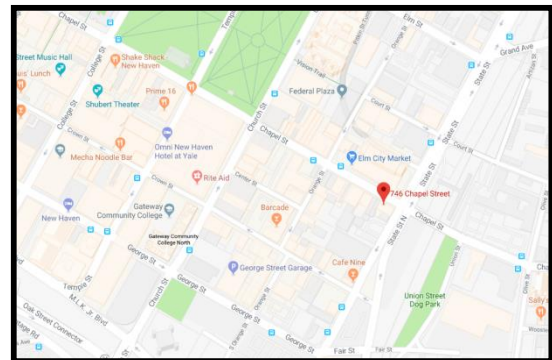
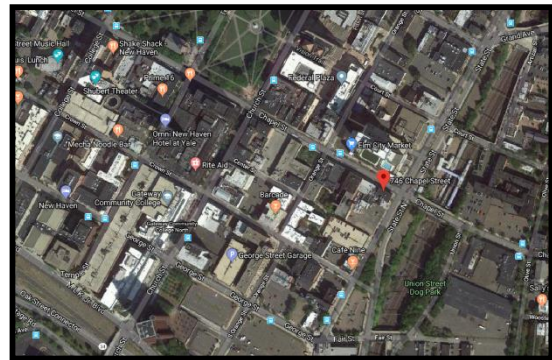
746 Chapel Street, New Haven, CT



**For Lease: \$12/SF
Plus Utilities**

**973 SF - 6,066 SF Office Suites
In the Heart of Downtown NH
Across from State Street Station**

- Off Street Parking
- Fully updated vintage building
- Direct elevator access
- Flexible floor plans & High Ceilings w Skylights on 4th floor
- Ideal for Artists, Yoga, Fitness
- Prime space for Architect, Engineer
- Short walk to Yale and Union Station
- Easy Access to I-91 & I-95



Real Living Wareck D'Ostilio

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Property Information

Available SF	973 SF, 6,066 SF, & 5,652 SF (subdividable)
Year Built	circa 1900 (several remodels since)
Ceiling Height	11' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Brick/Masonry
HVAC	Heat/AC Packages
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	4
Parking	None
Bathrooms	TBD
Frontage	82' +/-
Zoning	BD-1
Assessment	\$1,111,740
Environmental	TBD
Mill Rate	41.55
Taxes	\$46,192.80
	Approximately \$1.92/SF

746 Chapel Street, New Haven CT

Comments: Office suites available in a fully updated historical building. 973 SF 2nd floor office suite, or entire floors of 6,066 SF (subdividable) are available at \$12.00/SF plus utilities. Elevator, flexible floor plans, skylights, spectacular views, off street parking, are just a few of many attractive features. Prime location; just steps away from State Street Train Station, Yale University, & an abundance of shops and restaurants. Easy access to I-91 & I-95.

Ken Ginsberg
 Broker
 (203) 376-6266
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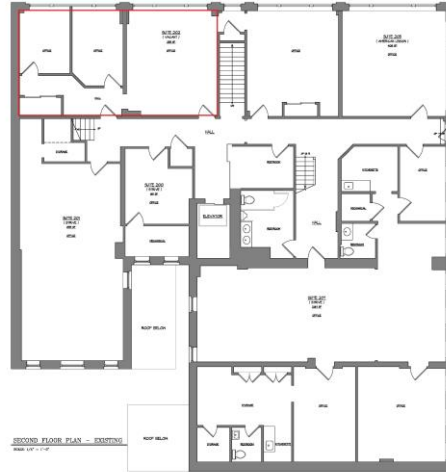
174 Cherry Street
 Milford CT 06460
 (203) 701-4848

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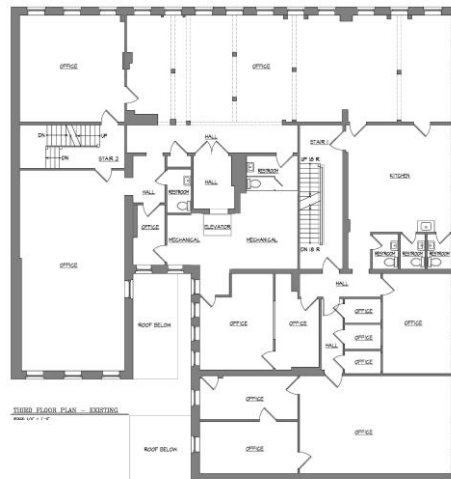


Available Floor Plans

- Suite 202 * 973 SF



- Floor 3 * 6,066 SF



- Floor 4 * 5,652 SF

