



COMMERCIAL

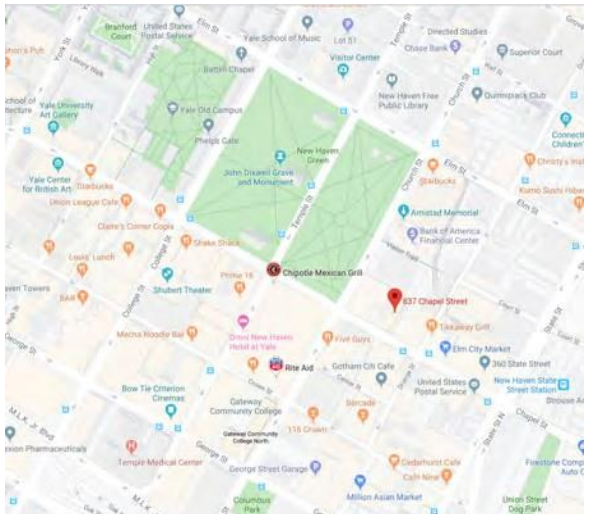
New Haven * Milford * Woodbridge * Branford

OFFICE, LAB, OR SERVICES SPACE FOR LEASE

3RD FLOOR

2,500 SF (approx.) SPACE

837 CHAPEL STREET, NEW HAVEN, CT



FOR LEASE
\$15/SF + CAM & Utilities
(Taxes not included in CAM)

- 2,500 SF (approx.) open floor plan, on the 3rd Floor
- Elevator to all levels
- Immediate occupancy
- Close Walking to Yale, Yale/NH Hospital/ Research, Start-Ups, Night Life, Culture, & Housing
- On or near several Bus Routes, State St Train Station, Bike, and Parking Garages and Lots

Real Living Wareck D'Ostilio

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Property Information

Total Building SF	16,978
Available SF	2,500
Year Built	1888
Ceiling Height	13'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Limestone and Brick
HVAC	Separate Metered Heat/AC
Electric Service	Seperate Metered
Gas	Gas
Column Spacing	N/A
# of Floors	4
Roof	EPDM Rubber Roofing
Parking	Nearby Garages & Lots
Bathrooms	One ADA Accessible Bath
Frontage	32'
Land Area	0.15 Acres
Zoning	BD1
Assessment	\$887,740
Environmental	Remediated, Renovated, Fin Space
Mill Rate	0.04497
Taxes	\$39,922.00
Taxes/ SF	\$2.35

837 Chapel St, 3rd Fl, New Haven, CT06510

Comments:

Approx. 2,500 SF office, lab (can be vented), start-up, or service provider space for Lease on the 3rd Floor of this classic building with an open floor plan. This facility has an elevator and is perfect for any professional, research lab, services group, etc. It's near so many New Haven hot spots, Yale University, Transportation Options (Bus, Train, Bike & Auto Parking), Housing, Culture, Night Life, etc. in the Bustling Downtown of New Haven.

**Ken
Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com
174 Cherry
Street
Milford CT
06460
(203) 701-4848**



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