



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

**7 MEDICAL OFFICE SPACES FOR LEASE  
CHAPEL MEDICAL CENTER  
439 SF - 3217 SF AVAILABLE**

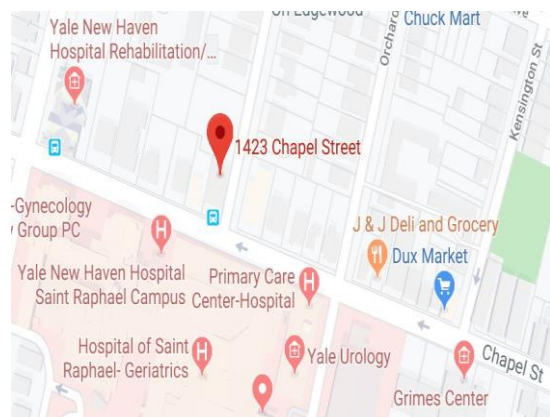
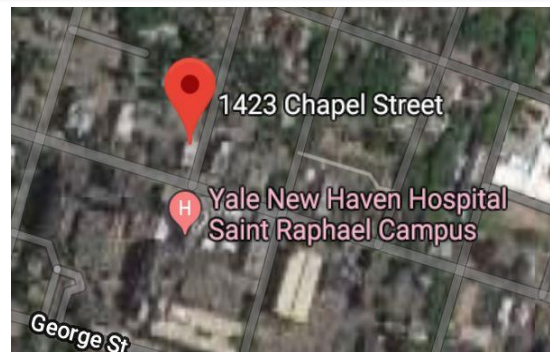
**1423 Chapel St, New Haven, CT 06511**



**FOR LEASE  
\$24 / SF Gross + Utilities**

**439 SF – 3,217 SF Medical Spaces  
Located directly across  
From Yale New Haven Hospital  
St. Raphael Campus**

- Centrally located near several New Haven / Yale health facilities
- 7 spaces offering multiple options
- Many offering Reception areas, Labs, Prep, Exam Rooms and Offices
- Plenty of Parking
- On the corner of Chapel & Beers St
- On main Bus Line



Real Living Wareck D'Ostilio

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## Property Information

Total Building SF	12,034
Available SF	9,703
Year Built	1962
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Brick
HVAC	Central AC
Electric Service	Multiple - individual services
Gas	Yes
Column Spacing	N / A
# of Floors	3
Parking	Parking Lot
Bathrooms	Multiple HC
Frontage	54.4'
Zoning	RM2/RO
Assessment	\$861,910
Environmental	TBD
Mill Rate	45.48
Taxes	\$39,200.00

**Frank D'Ostilio**  
 Broker  
 (203)  
 frank@wdsells.com



174 Cherry Street  
 Milford CT 06460  
 (203) 701-4848

**Ken Ginsberg**  
 Broker  
 (203) 376-6266  
 ken@kngrealty.com



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 Milford CT 06460  
 (203) 701-4848

**1423 Chapel St, New Haven, CT 06511**

**Comments:**  
 Chapel Medical Center has 7 Medical offices for lease, with a variety of exam rooms, labs, prep rooms, offices and reception areas. Spaces range in square footage from 439 SF to 3,217 SF. Located in the heart of New Haven directly across the street from Yale New Haven Hospital St. Raphael Campus and several other medical facilities. On main bus line. Ample parking available.

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UNITS	LOCATION	SQFT	VAC/OCCUPIED	RESTROOMS	DESCRIPTION
B-A		3217		2	4 Lab, 2 Prep, Lg Reception, Lobby
1-A	Right from Chapel	1357		2	2 Offices, Exam Rm w sink, 2 prep areas, very large lobby w reception area
1-B	Left from Chapel	1538		2	Bookkeeper, 3 prep areas, 5 Exam Rooms
2-A	Right front	1447	New Dentist	1	
2-B	Left front	884	Occupied - Chiropractor	1	
2-C	Right rear	654		1	1 Lg Exam Rm, Lg Recp, 3 sm Exam rooms
3-A	Left front	992		1	... Lobby, Bathroom, 2 Offices,...
3-B	Left rear	439		1	Reception area, Admin, Lobby, 2 prep, 3 exam
3-C	Right	1506		2: 1 in lobby & 1 addtl	6 Exam Rooms, Reception, 2 prep
<b>TOTAL:</b>		<b>12034</b>			