

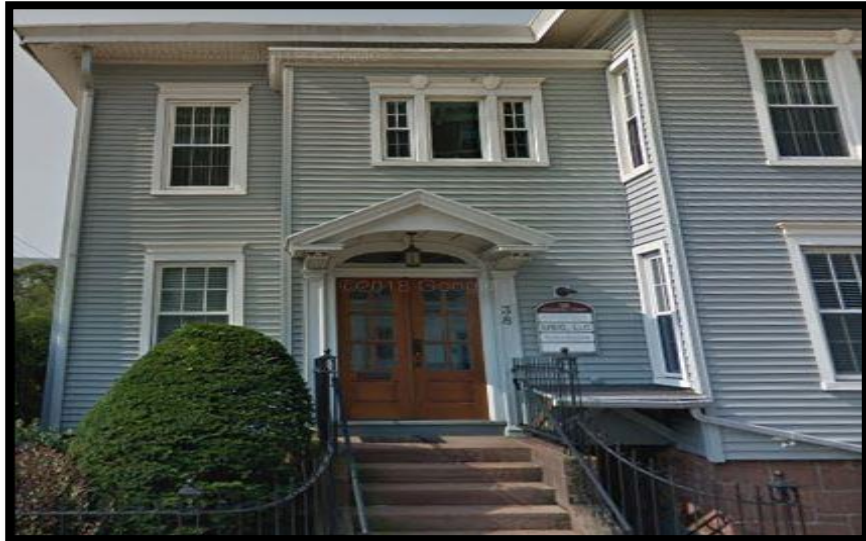


COMMERCIAL

New Haven * Milford * Woodbridge * Branford

**1,400 SF 1st FLOOR OFFICE SPACE
AVAILABLE FOR LEASE**

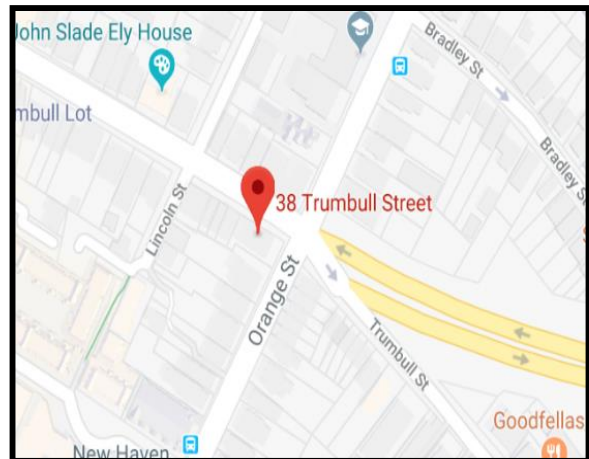
38 Trumbull St, New Haven, CT



**For Lease
\$3,100 / mo + Utilities**

**1,400 SF 1ST Floor Office Space
Located directly off I-91
Excellent Visibility & Access**

- Prime 1st Floor Office Space Available
- Classic Upscale Interior Design
- 1,400 SF - \$3,100 / month plus Utilities
- Attorneys, Insurance, Finance, Professional Office
- Kitchenette, Bathroom, Reception Area
- 3 Rare Off-Street Parking Spaces
- Easy Access off I-91 – Exit 3 (Trumbull St)



Real Living Wareck D'Ostilio

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Property Information

Total Building SF	9,100 SF
Available SF	1,400 SF
Year Built	1900
Ceiling Height	10' +/-
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	Cedar
HVAC	Forced Air/Central AC
Electric Service	TBD
Gas	Yes
Column Spacing	Clear
# of Floors	2.5
Parking	On & Off Street Parking
Bathrooms	1
Frontage	TBD
Zoning	RO
Assessment	\$465,500
Environmental	TBD
Mill Rate	42.98
Taxes	\$20,007.19
Tax per SF	\$2.20

38 Trumbull St, New Haven CT

Comments:

Located immediately off the Trumbull St Exit from I-91, this charming building hosts a 1,400 SF 1st Floor Office space with plenty of natural light. Close to Yale University and Yale Hospital, these offices are suitable for all Professionals. Private kitchenette, bathroom and waiting area. 3 Rare off street parking spaces included. 2nd floor multiple offices or combined Suite also available. Click [here](#) for a virtual tour.

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