



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

FOR LEASE

1st, 2nd and 3rd Floor

OFFICE SPACES

35 Elm Street, New Haven, CT 06510



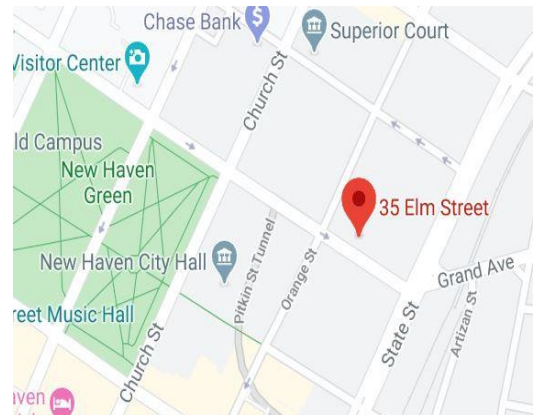
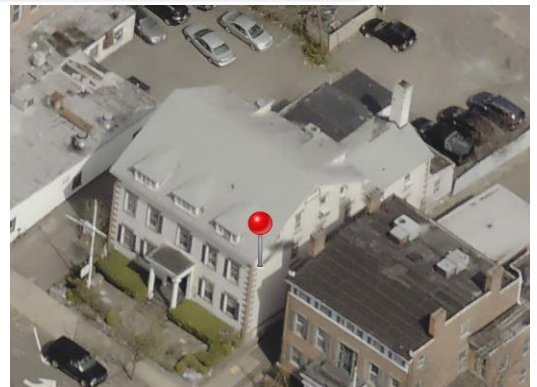
FOR LEASE

ALL Include Utilities & Off Street Parking

Ideal for:

Lawyers, Accountants, Insurance, Therapists,
and other Professionals

- 1st Floor, front – 1 room - \$650/mo.
- 1st Floor, middle – 1 room - \$700/mo.
(Front & Middle rooms may be combined)
- 1st Floor, rear – Large Room - \$975/mo.
- 2nd Floor, front – 4 office w lg reception area
– en suite bath– \$3,500/mo.
- 2nd Floor, rear mezz – 3 office w reception -
\$1,750/mo.
- 3rd Floor penthouse – 1,300 +/- SF – Vaulted
Ceilings - \$3,000/mo plus buildout



Real Living Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

Property Information

Total Building SF	7,095
Available SF	4,849 +/- SF
Year Built	1804
Ceiling Height	10'
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Wood Frame
HVAC	Hot Water / Central A/C
Electric Service	TBD
Gas	Natural
Column Spacing	N/A
# of Floors	3
Land Area	0.20 Acres
Parking	18 Space Paved Lot
Bathrooms	Average
Frontage	68'
Zoning	BD
Assessment	\$623,700
Environmental	TBD
Mill Rate	44.97
Taxes	28,048
Taxes / SF	\$5.78

35 Elm St, New Haven, CT

Comments:

Classic 1800 style building in Downtown New Haven with multiple contemporary office spaces available. Located only a block from City Hall, the Green and Courthouse, this office building offers access from bus lines and rail stations. Parking in rear lot or on street. All utilities are included in the lease.

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

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



This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.