FOR LEASE
1st, 2nd and 3rd Floor
OFFICE SPACES
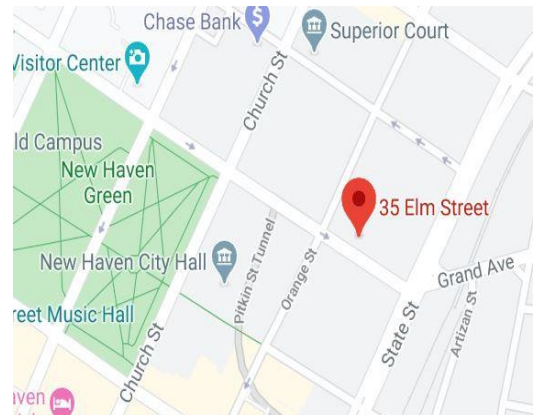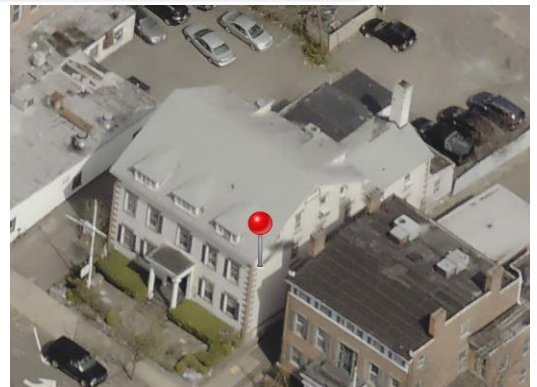# 35 Elm Street, New Haven, CT 06510

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

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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

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

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

<u>Comments:</u>
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.

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