



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

FIRST LEVEL 375 SF OFFICE SPACE Downtown New Haven FOR LEASE

34 Trumbull St, New Haven, CT 06511



FOR LEASE
375 SF Office

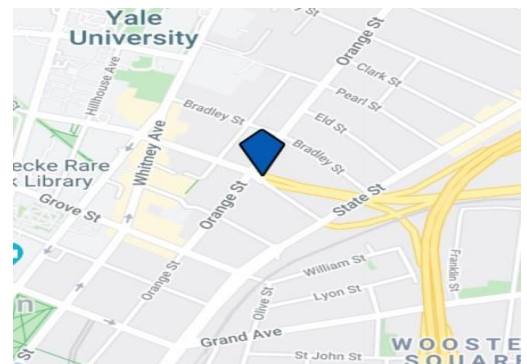
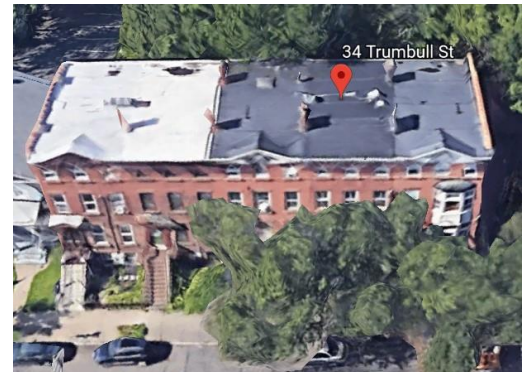
\$775 / mo + Utilities

or

\$850 / mo. Utilities incl. (except Internet)

**Perfect Office Space for
Single Professional**

- Located immediately off Exit 3, I-91
- Walking distance from the heart of Yale and the rest of downtown New Haven
- Recently authorized on-street parking
- Near intersection of Orange and Trumbull Streets.
- 11,200 CPD – Highly visible signage available



Real Living Wareck D'Ostilio

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Property Information

Total Building SF	2,880
Available SF	375 SF
Year Built	1890
Ceiling Height	10'
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	N/A
Construction	Brick
HVAC	Elec Baseboard
Electric Service	TBD
Gas	No
Column Spacing	N/A
# of Floors	3
Land Area	0.04 Acres
Parking	On Street
Bathrooms	Average
Frontage	115' approx
Zoning	RO
Assessment	\$245,840
Environmental	TBD
Mill Rate	43.88
Taxes	\$10,787
Taxes / SF	\$3.75

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Comments: Perfect small office for 1 or 2 Professionals in a brownstone style building in busy downtown New Haven. Easily accessed off Exit 3 from I-91, this unit includes a spacious bathroom and hallway storage. With only a half mile walk to Superior Court, City Hall and the New Haven Green restaurants and shops, this office combines convenience and affordability.

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