



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**NEWLY RENOVATED OFFICES & COMMON AREAS
AVAILABLE FOR LEASE**

**200SF, 300SF, 1,420SF, 1,160SF, 1,220SF, 2,300SF, 3,570SF,
10,000SF & 20,000SF**

**770 Chapel Street, New Haven, CT 06510
"The Pearson"**



**FOR LEASE:
Starting at \$600/mo + Electric**

**Office Space of
Every Imaginable Size
Can be Subdivided
Brand New Flooring, Ceilings,
Walls, Lighting**

- Many sized Suites & Rooms Available
- Several parking lots around building (addtl cost)
- Bus Stop in front
- Across street from Shoreline Train station
- Walk to major restaurants and grocery
- Easy Access to I-95 & I-91



**Houlihan Lawrence Wareck D'Ostilio
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Property Information

Total Building SF	93,794 SF
Available SF	200 SF – 40,000 SF
Year Built	1900
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Wet Sprinkler
Loading Dock	0
Overhead Door	0
Construction	Masonry
HVAC	Forced Air/AC Packages
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	4
Parking	Parking Lot in Rear and near
Bathrooms	In Common - separate HC included
Frontage	79' +/-
Zoning	BD-1
Taxes	\$75,893.00
Taxes / SF	\$0.81

770 Chapel Street, New Haven, CT 06510

Comments:

Office spaces available ranging from 200 SF- 40,000 SF available starting at \$600 plus electric. This is not the same building you saw a while ago. You won't ever recognize the common areas. Several parking lots adjacent & across the street, available at additional cost. Across the street from Shoreline Train Station, Yale University, shops and restaurants. On Bus route. EZ Access to I-91 & I-95.

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1st Floor - Courtyard Space

1,420 SF

\$4,600/mo plus Electric

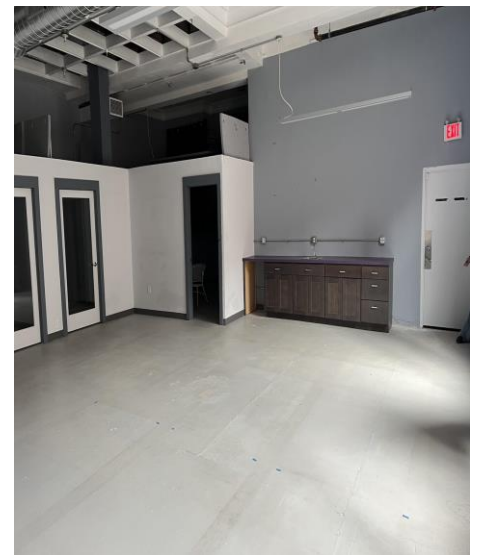
- First Floor - right rear
- Entire space = 1,420 SF
- Located next to the Courtyard, with views of it through large windows
- Bullpen area = 850 SF
- Large, high 14' Vaulted ceiling conference room with open ducts = 250 SF
- Small Private Office = 150 SF
- Small office/private phone room #1 = 54 SF
- Small office/private phone room #2 = 50 SF



Foyer



**1st floor Bullpen area
with small offices**

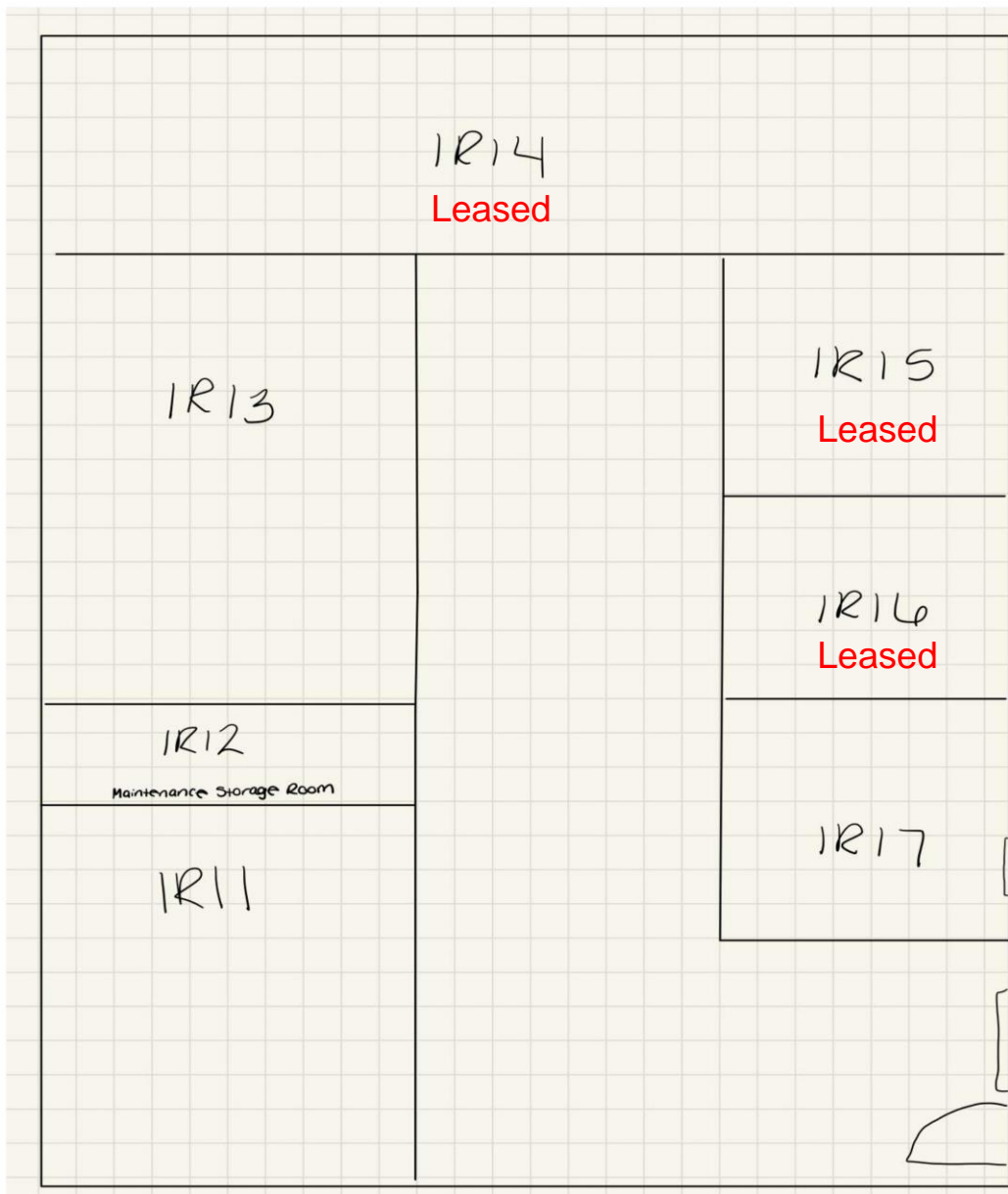


**1st floor Bullpen area
with small offices**



1st Floor
Left Rear spaces – 180 SF
Starting at \$450/mo plus Electric

- **First Floor - Left rear**
- **Brand New Multiple individual offices**
- **New LED lighting**





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**2nd Floor – Approx 20,000 SF
Price TBD**

- **The entire 2nd floor is available - about 20,000 SF**
- **Dark Shell**
- **Ready for Tenant's plans**



2nd Floor

Former 37 Ways space – 1,160 SF

\$2,000/mo plus Electric

- Second Floor - Right rear
- Entire space = 1,160 SF
- Main room = 270 SF
- 3 Offices: Office 1 = 300 SF
- Office 2 = 340 SF
- Office 3 w/ French Doors - 155 SF
- Includes reception area and kitchenette



Main Room



Office 1



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2nd Floor

**Small back office space - 200 SF
\$500/mo incl Electric**

- **Second Floor - right rear**
- **Entire space = 200 SF**





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2nd Floor – 1,720 SF
\$2,900/mo plus Electric

- **Second Floor – Double office space**
- **Entire space = 1,720 SF**
- **Located in the left rear space on 2nd floor**
- **Includes large windows for natural light**



Large back office, 2nd Floor

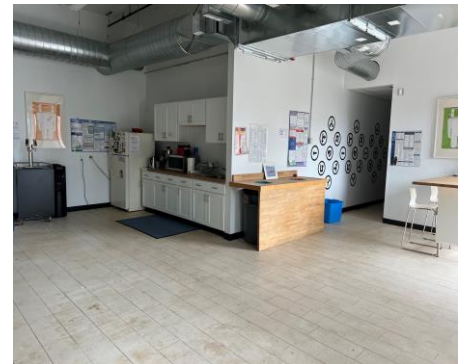
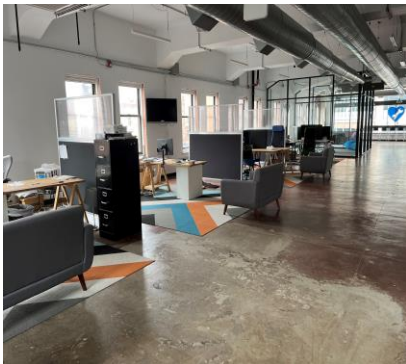
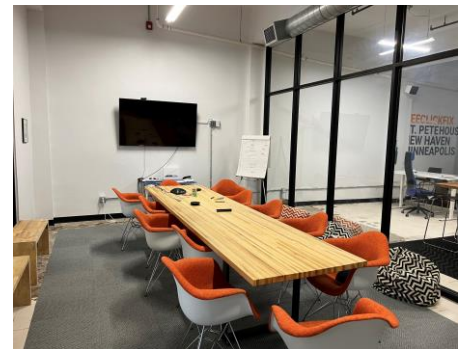
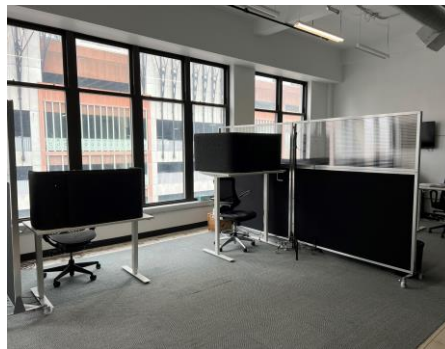
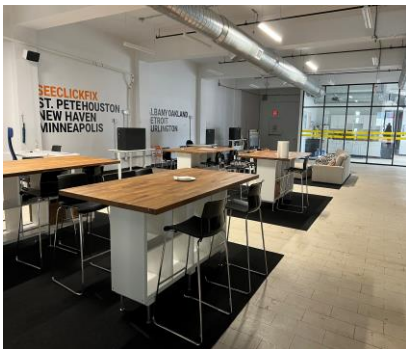
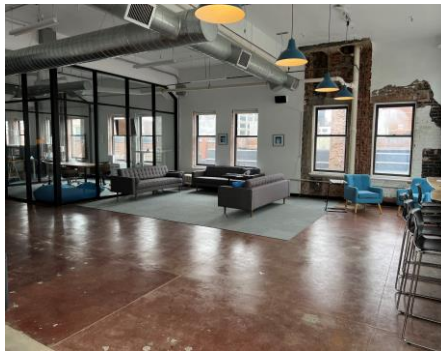
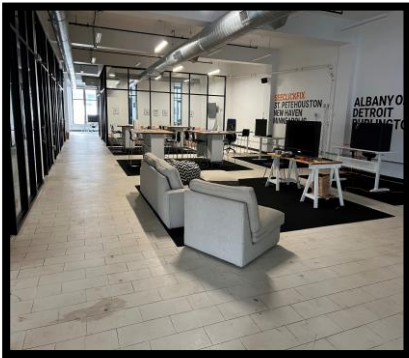


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3rd Floor – 9,100 SF
Front Space – Former SeeClickFix
\$20/SF plus Electric

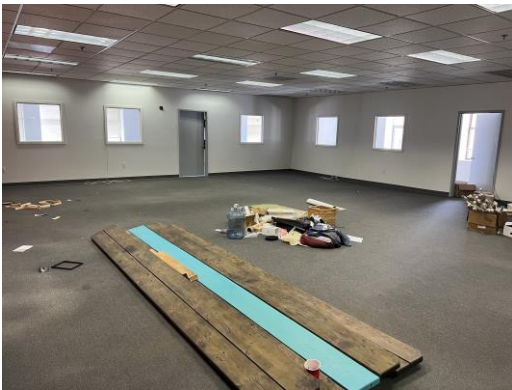
- Third Floor – Front space
- Formerly occupied by SeeClickFix
- New Modern space with Expansive floor plan
- Includes multiple conference areas & private offices
- Plenty of natural light
- Elevator and ADA compliant





3rd Floor – 5,928 SF
Rear Space
\$20/SF plus Electric

- Third Floor – Rear space
- Located in the rear space on 3rd floor
- Includes 8 large perimeter windows for natural light
- Glass interior windows for additional natural light
- Main area = 1,152 SF
- Classroom meeting area = 624 SF
- Six addtl staff offices, some with, some without windows
- Kitchenette w/ dining area



Main Area



Perimeter Area



Classroom Area



Kitchenette



4th Floor – former InBox space – 3,570 SF
\$5,000/mo plus Electric

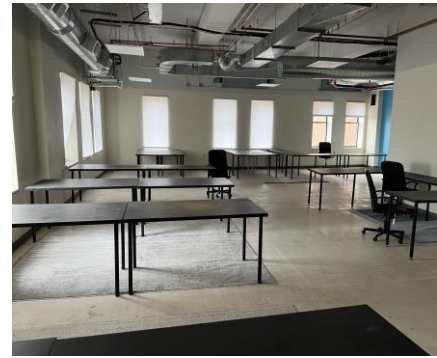
- Forth Floor – right rear office space
- Entire space = 3,570 SF
- Large open bull pen (1,200 SF) w/ 3 mini private phone rooms
- Vault door conference room = 135 SF
- 13' high ceilings
- Abundant windows for natural light
- Kitchenette



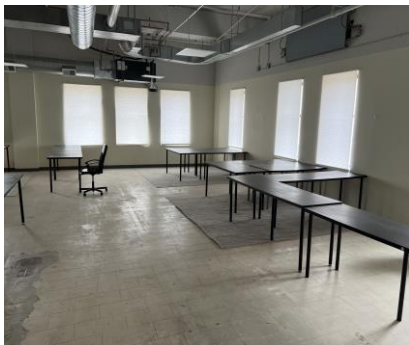
Entry way



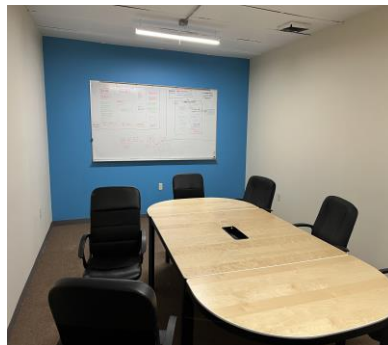
Natural Light



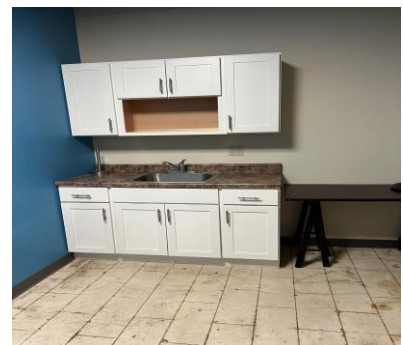
Work Space



Work Space



Conference Room



Kitchenette



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4th Floor – Unfinished – Potential Offices – 2,300SF \$4,000/mo plus Electric

- **Forth Floor – Left rear space**
- **Entire space = 2,300 SF**
- **Ready to be built out – Owner offering ‘vanilla box’**
- **Large ofc area = 320 SF**
- **Main area = 450 SF**
- **Mini area = 630 SF**
- **3 Sm Offices:**
 - **Ofc 1 – no window = 120 SF**
 - **Ofc 2 – with window = 100 SF**
 - **Ofc 3 – no window = 86 SF**
- **Vault conference room = 200 SF**

