



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

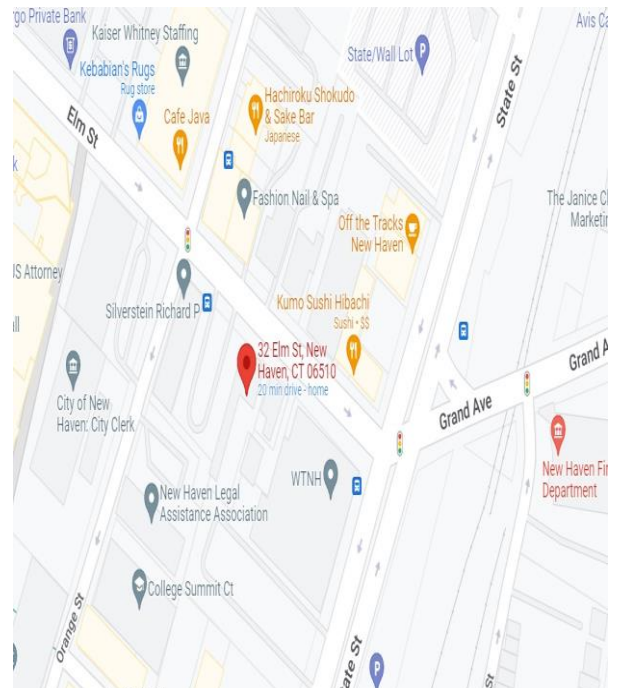
400 +/- SF OFFICE SPACE AVAILABLE FOR LEASE 32 Elm St, New Haven, CT 06510



**1 Office
FOR LEASE**

**2nd Floor (Unit 2L)
400 +/- SF
\$1,000/mo + Utilities**

- Single office w/ ensuite bathroom and kitchenette
- HC accessible w elevator
- Walking distance to New Haven City Hall & Courthouses
- Perfect for individual professional
- Abundant natural light
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Property Information

Total Building SF	11,283 SF
Available SF	400 +/- SF
Year Built	1900
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Clapboard
HVAC	Hot Water/Gas/Central A/C
Electric	TBD
Column Spacing	N/A
# of Floors	3
Roof	Asphalt Shingle
Parking	Paved Parking Lot
Zoning	BD
Environmental	NA
Assessment	\$1,029,210
Taxes	\$43,114
Taxes / SF	\$3.82 incl in rent

32 Elm St, New Haven, CT 06510

Comments:

400 +/- SF single Professional Office space on the second floor, left side, in classic Colonial style building in busy downtown New Haven. This office has an ensuite kitchenette and private bathroom. Walking distance to New Haven City Hall and all Courthouses. Perfect for individual Attorney, or any other professional. Abundant natural light.

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