



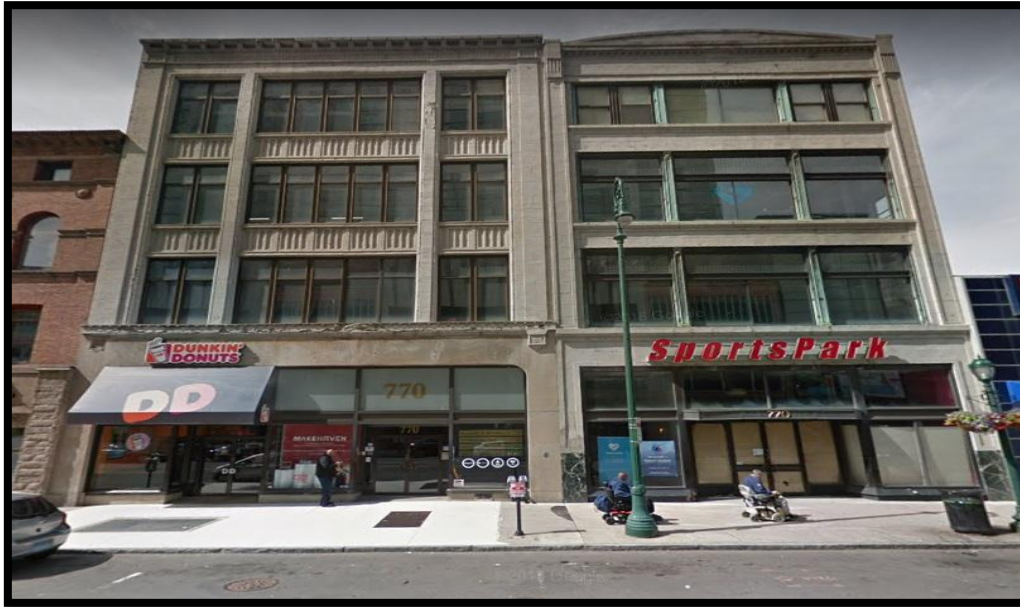
HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

AVAILABLE FOR LEASE
40,000 SF SINGLE LEVEL OFFICE SPACE

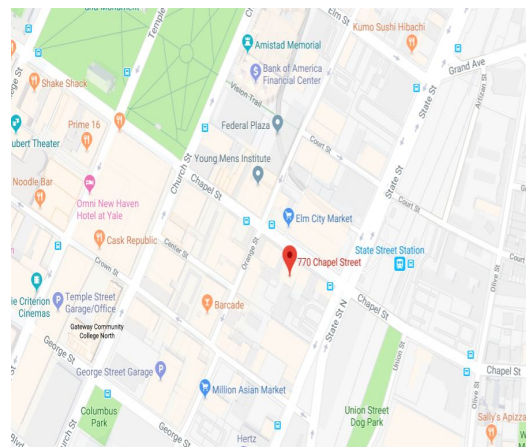
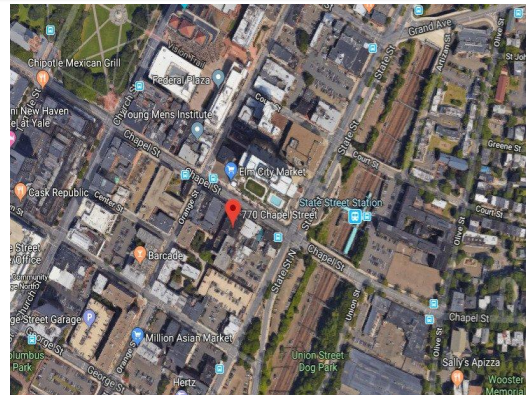
770 Chapel Street, New Haven, CT 06510



FOR LEASE:
\$22/SF + Utilities

**40,000 SF Single Level
Office Space**
Can be Subdivided
Ideal Office or Community Space
High Pedestrian Traffic

- **Will subdivide**
- **Plenty of natural light**
- **Secured parking at rear of building**
- **Very Close to Shoreline & Metro Rail**
- **On Bus Route**
- **Walk to major restaurants and grocery**
- **Easy Access to I-95 & I-91**



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Property Information

Total Building SF	93,794 SF
Available SF	200 SF - 10,370 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	42' +/-
Zoning	BD-1
Taxes	\$75,893.00
Taxes / SF	\$0.81

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Comments:

Office spaces available ranging from 200 SF- 40,000 SF available at \$22/SF plus Utilities. Plenty of natural light and secured parking at rear of building. Prime location; just steps away from Shoreline and State Street Train Station, Yale University, & an abundance of shops and restaurants. On Bus route.
EZ Access to I-91 & I-95.

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1st Floor - Courtyard Space

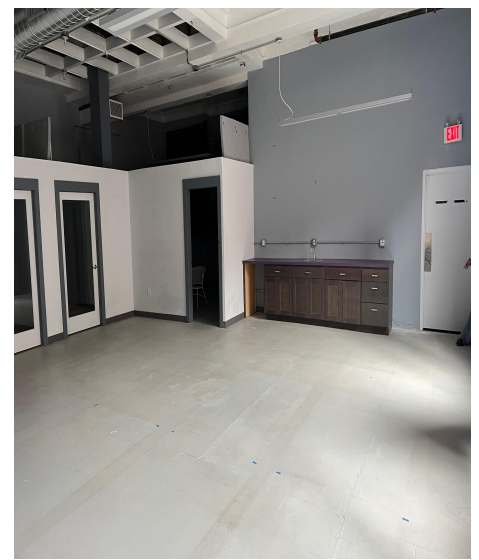
- **First Floor - right rear**
- **Entire space = 1,420 SF**
- **Located next to the Courtyard, with views of it through large windows**
- **Bullpen area = 850 SF**
- **Large, high 14' Vaulted ceiling conference room with open ducts = 250 SF**
- **Small Private Office = 150 SF**
- **Small office/private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



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2nd Floor

Former 37 Ways space

- **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



2nd Floor

Small back office space

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



Small back office