

FOR LEASE | 700± SF OFFICE SPACE – GROUND LEVEL

NEW HAVEN TOWERS & 18 HIGH STREET

New Haven Towers, 123 York Street, New Haven, CT 06511

LEASE RATE: \$18.00/SF Gross + Utilities

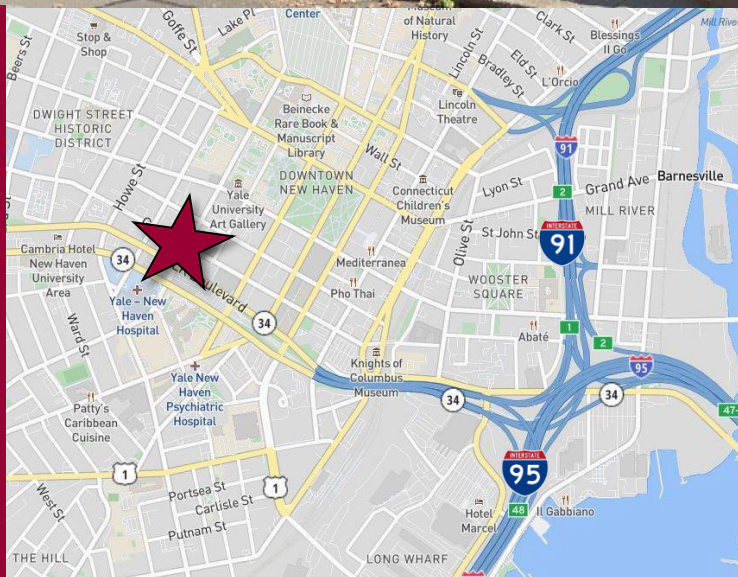


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- New Haven Towers & 18 High Street
- Features Beautifully Designed Outdoor Courtyard Space for Park-like Setting with Outdoor Seating
- 102,024± SF Mixed-Use Residential Apartment Building
- **700± SF Office space on Ground Level**
- Private Parking Garage – Spaces included with Lease
- Close proximity to Yale University & YNHH
- 97% Walk Score – a walker's paradise
- Many area amenities

For more information contact:

Will Braun | 203-804-3001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 195,941± SF
RENTABLE AREA 700± SF
MIN / MAX AREA 700± SF
NUMBER OF FLOORS 22
CONSTRUCTION Masonry
ROOF TYPE T&G Rubber
YEAR BUILT 1960 & 2022

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil, Gas, Forced Air
SPRINKLERED Wet
ELEVATOR(S) Yes

UTILITIES

SEWER City
WATER City
GAS Yes

COMMENTS O,R&L Commercial is pleased to offer a 700± SF ground level Office suite available for Lease located on the interior side of the New Haven Towers and 18 High Street Complex with exterior windows facing the beautiful park-like courtyard. A highly desirable location in New Haven, the complex is sandwiched between Yale University and Yale New Haven Hospital with over 1,500 residential apartments as well as ground floor retail, medical space, and office space.

DIRECTIONS I-95 to Exit 47, continue on Oak St Connector to Route 34 W to N. Frontage Rd / MLK Jr Blvd to York St

SITE INFORMATION

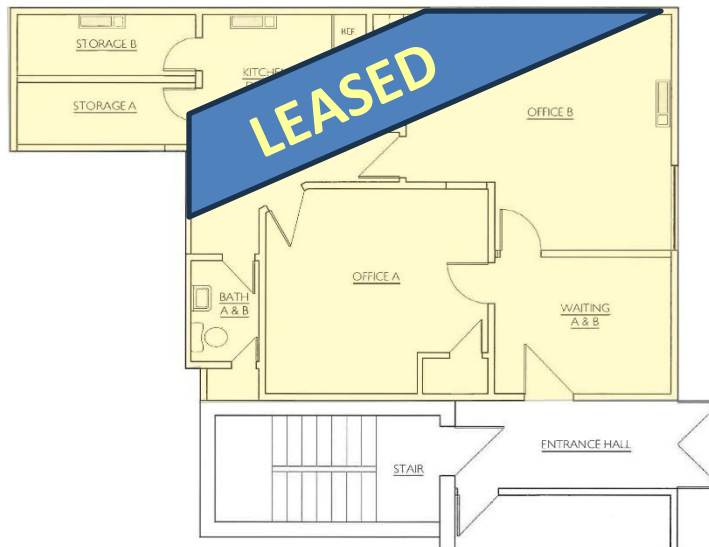
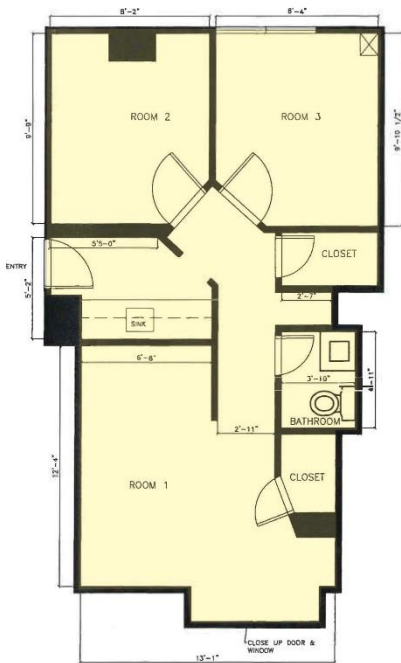
SITE AREA 1.15± Acres
ZONING BD
PARKING Private Parking Garage
Spaces included with Lease
SIGNAGE Lobby
VISIBILITY Excellent
HWY ACCESS I-95 & I-91

EXPENSES

| | | |
|-------------|--|--|
| RE TAXES | <input type="checkbox"/> Tenant | <input checked="" type="checkbox"/> Landlord |
| UTILITIES | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE | <input type="checkbox"/> Tenant | <input checked="" type="checkbox"/> Landlord |
| MAINTENANCE | <input type="checkbox"/> Tenant | <input checked="" type="checkbox"/> Landlord |
| JANITORIAL | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |

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