

FOR LEASE | 7,000± SF STREET LEVEL RETAIL SPACE IN HEART OF NEW HAVEN | 3-STORY MIXED-USE BUILDING

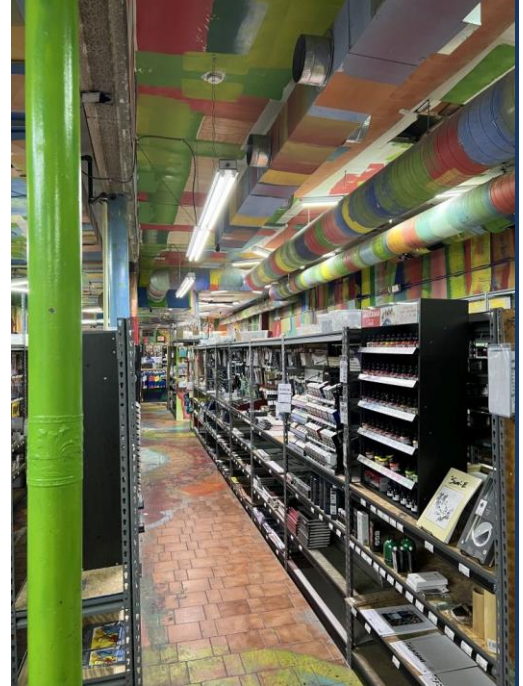
813 Chapel Street, New Haven, CT 06510

LEASE RATE: \$28/SF Modified Gross



Ranked in Top 50
Commercial Firms in U.S.

Yale University



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Property Highlights

- Prime Downtown New Haven Location
- Corner of Chapel and Orange St
- 7,000± SF Street Level Retail Space for Lease
- Located in a 3-Story Mixed-Use Building
- One Block from New Haven Green
- Yale University Community
- Nearby to Yale New Haven Hospital
- Many area amenities nearby

For more information contact: **Will Braun** | 203-804-6001 | 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
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BUILDING INFORMATION

GROSS BLDG AREA	25,430± SF
AVAILABLE AREA	7,000± SF – Street Retail
WILL SUBDIVIDE TO	7,000± SF
NUMBER OF FLOORS	3 – Story Building
CEILING HEIGHT	10 Feet
CONSTRUCTION	Masonry
ROOF TYPE	T&G Rubber
YEAR BUILT	1900

SITE INFORMATION

SITE AREA	0.28± Acre
ZONING	BD1
SIGNAGE	On Building
PARKING	Street & Nearby Lots
VISIBILITY	Excellent
FRONTAGE	93.2' – Building Frontage
HWY ACCESS	I-91 & I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING	A/C Central
TYPE OF HEAT	Natural Gas
ELECTRIC SERVICE	1200amps

EXPENSES

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

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

TAXES

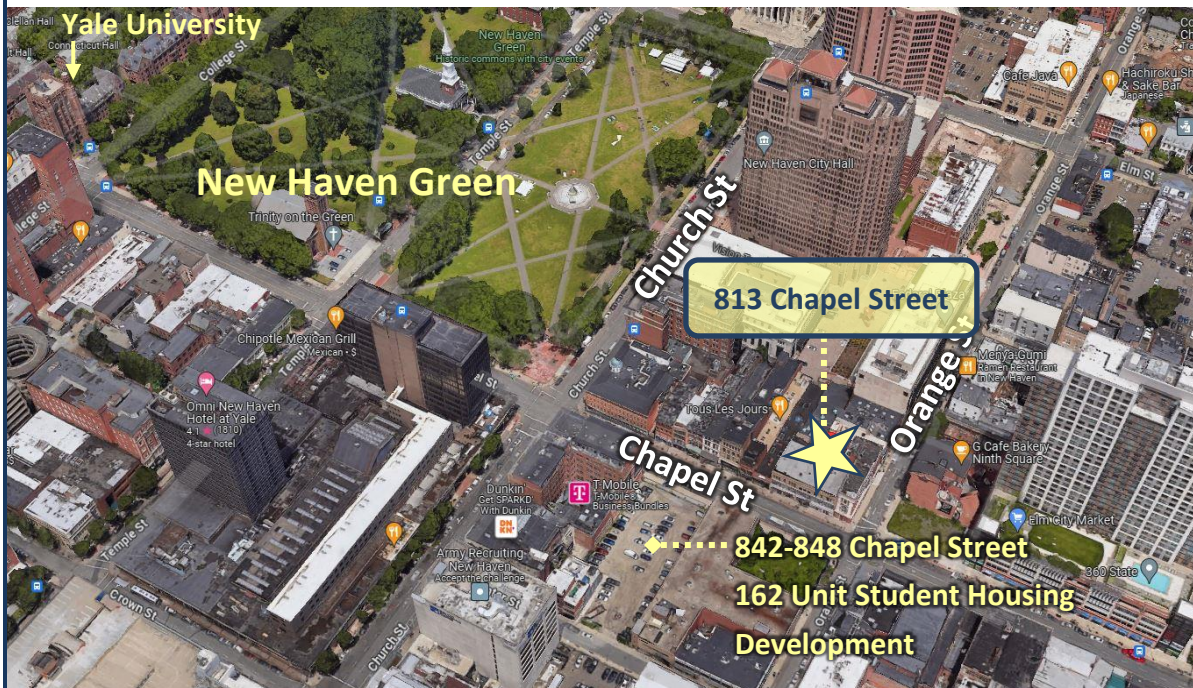
ASSESSMENT	\$1,442,000
MILL RATE	37.2 / 2.14
TAXES	\$56,728.28

COMMENTS O,R&L Commercial is pleased to offer 7,000± SF of street level retail space located at 813 Chapel Street in downtown New Haven. 813 Chapel is a multi-tenanted mixed-use property with ground floor retail, 2nd floor offices and 3rd floor apartments. It benefits from being in one of the most highly trafficked and developing areas of the city. Directly across the street, a 162-unit student housing development is currently under construction and set to be completed in 2024. One block away is the ever popular Elm City Market, along with the 360 State Street high-rise consisting of 500 residential apartments. The available space is a wide open concept with matching basement included for storage.

DIRECTIONS I-95 to Exit 48 to Hamilton St to Chapel St. The property is located at the corner of Chapel Street and Orange Street in the heart of downtown New Haven.

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 - Shopping
 - Banking
 - Dining



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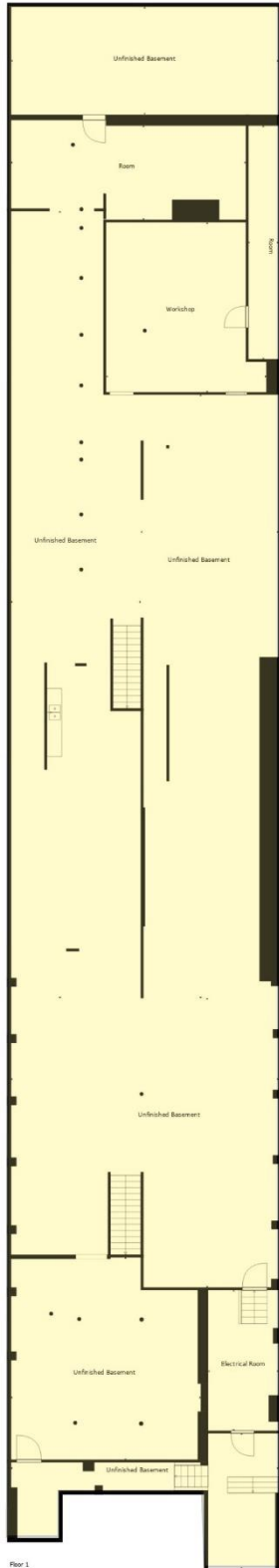
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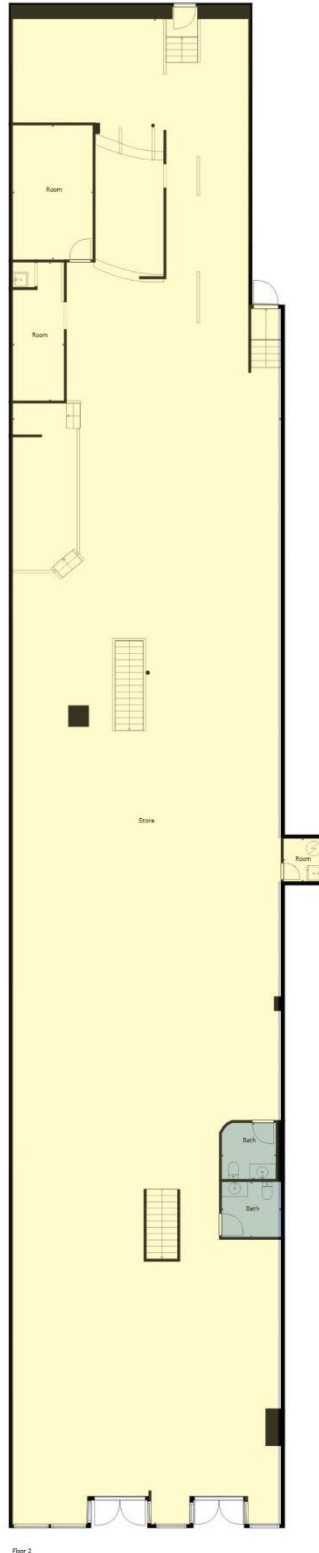


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Basement Layout



First Floor Layout



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