

FOR LEASE: MULTI-TENANTED OFFICE BUILDING GREAT DOWNTOWN LOCATION | YALE COMMUNITY



240 Bradley Street, New Haven, CT 06510

LEASE RATE: Call for Details

Ranked in Top 50
Commercial Firms in U.S.

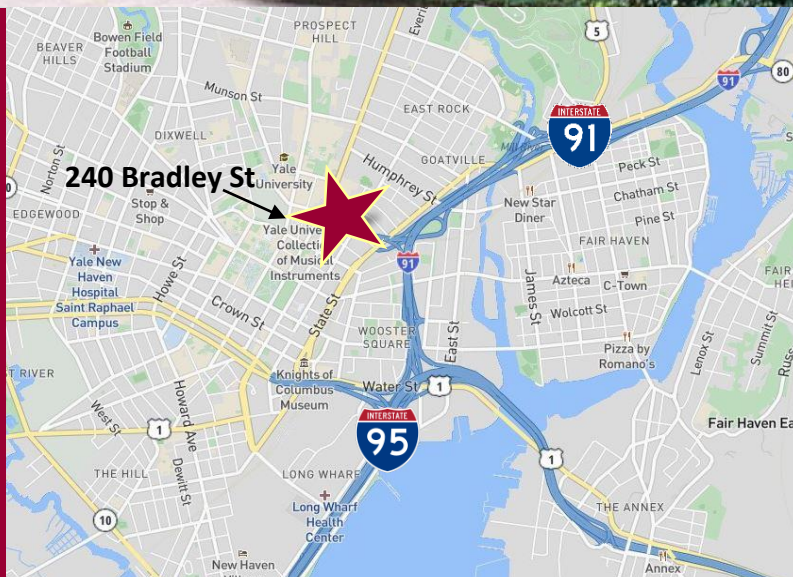


Virtual Tour



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Property Highlights

- Small Office Suites for Lease
 - (1) 2nd Floor Suite
 - (1) 3rd Floor Suite
- Please call for Lease Rates
- Multi-tenanted by professional office tenants
- Yale Community section of New Haven
- Walking distance to downtown & East Rock parks
- Many area amenities

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Samuel Crampton | 203-343-8426 | scrampton@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

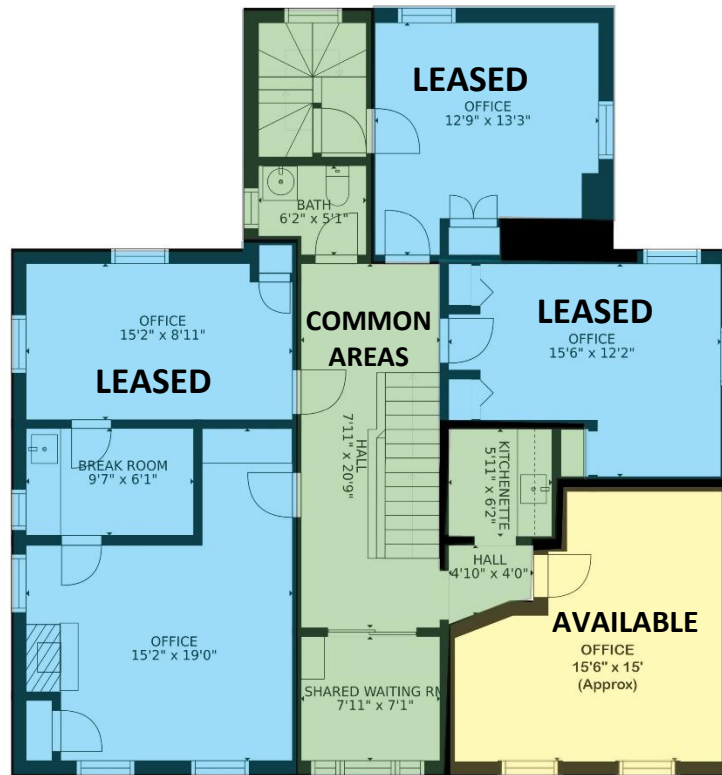
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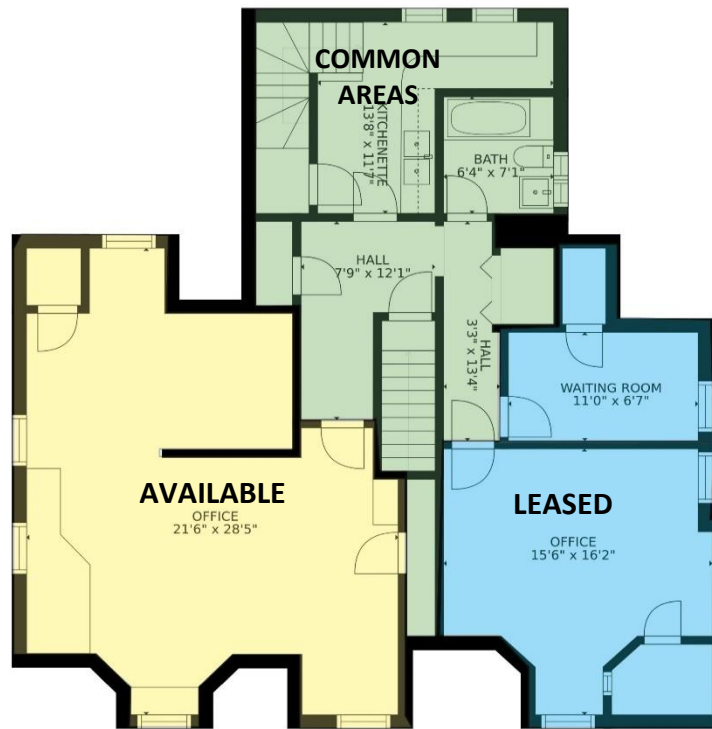
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2nd Floor Availability



3rd Floor Availability



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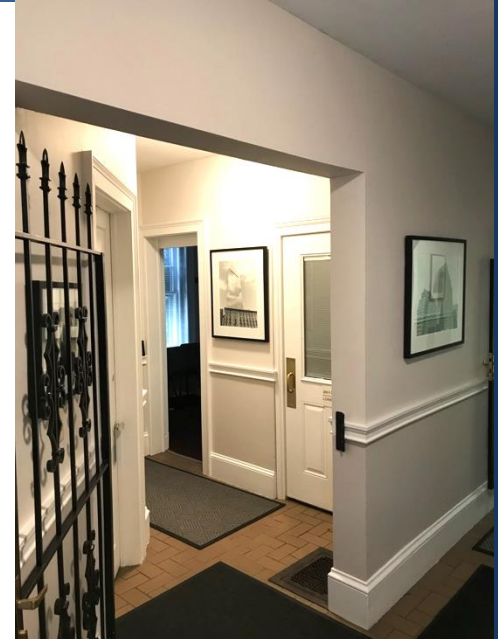
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BUILDING INFORMATION

GROSS BLDG AREA 4,455± SF
 AVAILABLE AREA Small office suites for Lease
 NUMBER OF FLOORS 2.5
 FINISHED ATTIC Yes (not incl' in SF)
 FINISHED BASEMENT 1,889± SF (not incl' in SF)
 CONSTRUCTION Masonry
 ROOF TYPE Asphalt Shingles
 YEAR BUILT 1905

SITE INFORMATION

SITE AREA 0.12± Acre
 ZONING RS-2
 PARKING TBD
 VISIBILITY Excellent
 FRONTAGE 52' - Bradley St
 HWY ACCESS I-95
 TRAFFIC COUNT 18,195 - Whitney Ave

UTILITIES

SEWER Public Connected
 WATER Public Connected

TAXES

ASSESSMENT \$383,950
 MILL RATE 43.88
 TAXES \$16,847.73

MECHANICAL EQUIPMENT

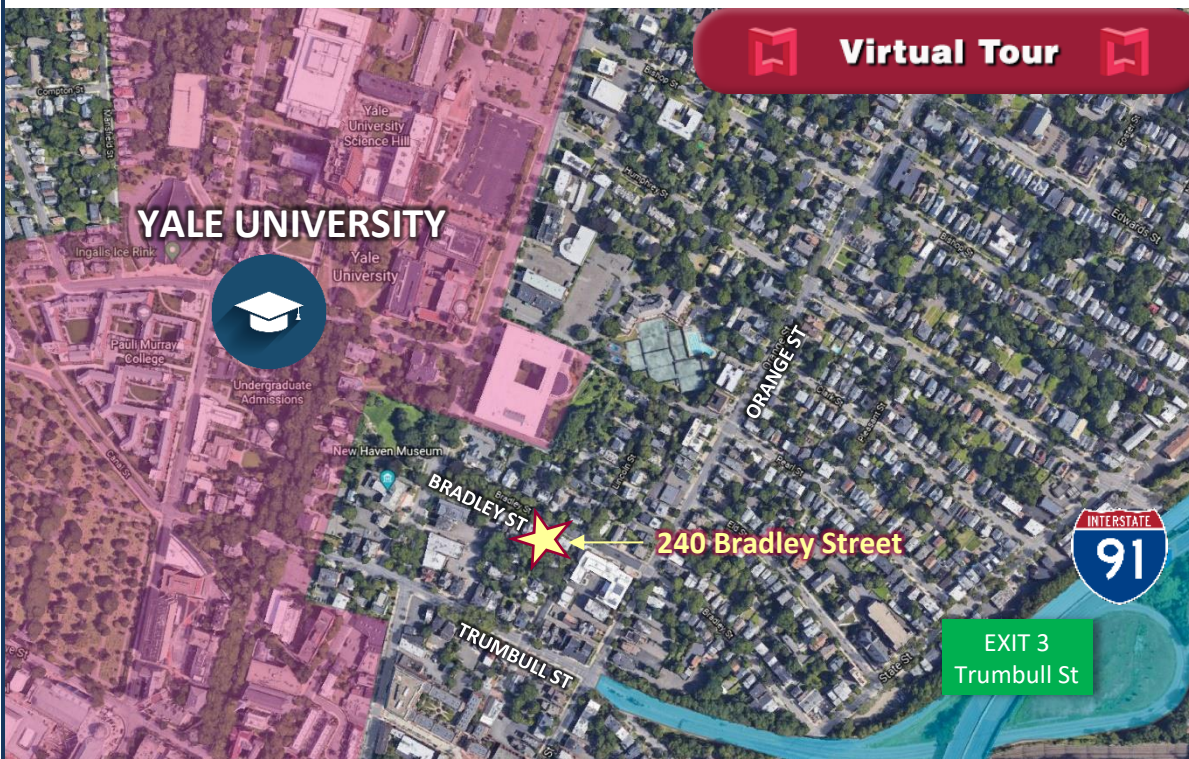
AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air

COMMENTS Small office suites available for Lease located in a 4,455± SF Multi-tenanted Professional Office building located on a highly regarded street in the Yale Community section of New Haven, CT. The building is occupied with professional office tenants. The property is located on 0.12± acre parcel with 52 feet of frontage on Bradley Street and is walking distance to downtown New Haven as well as East Rock parks. The brick building is in good condition with decorative wood trim & crown moldings throughout plus modern enhancements of central air and recessed lighting.

DIRECTIONS I-91 to Exit 3 to Trumbull Street to Lincoln Street to Bradley Street

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