

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.

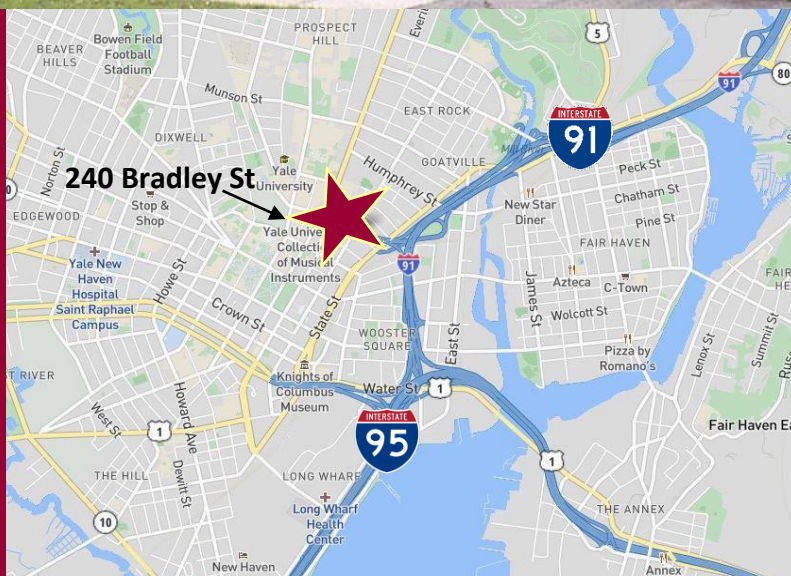


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Property Highlights

- 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 (Cell), 203-643-1008 (Office) | 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.

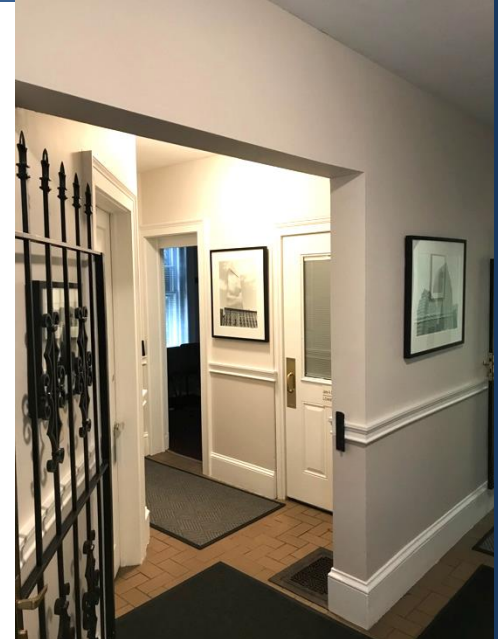
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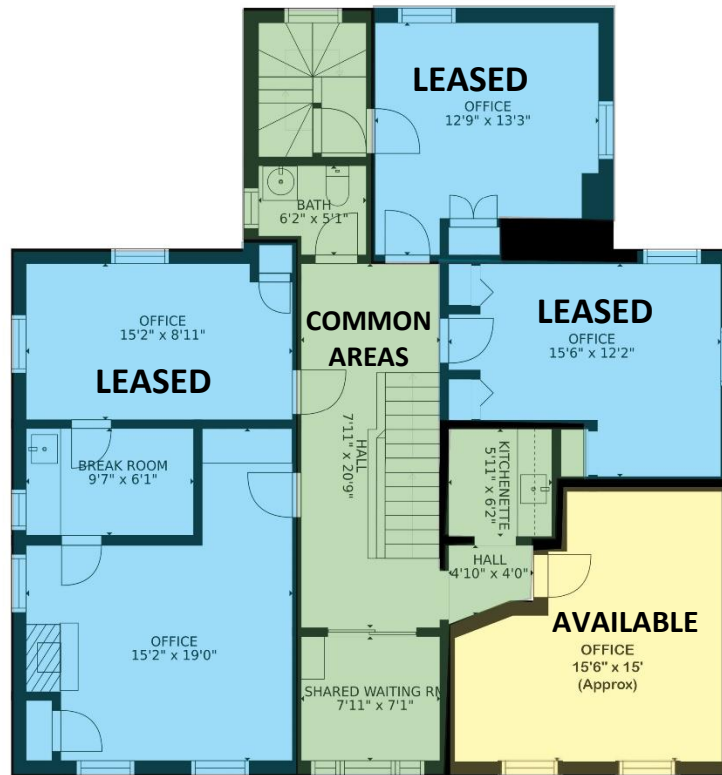
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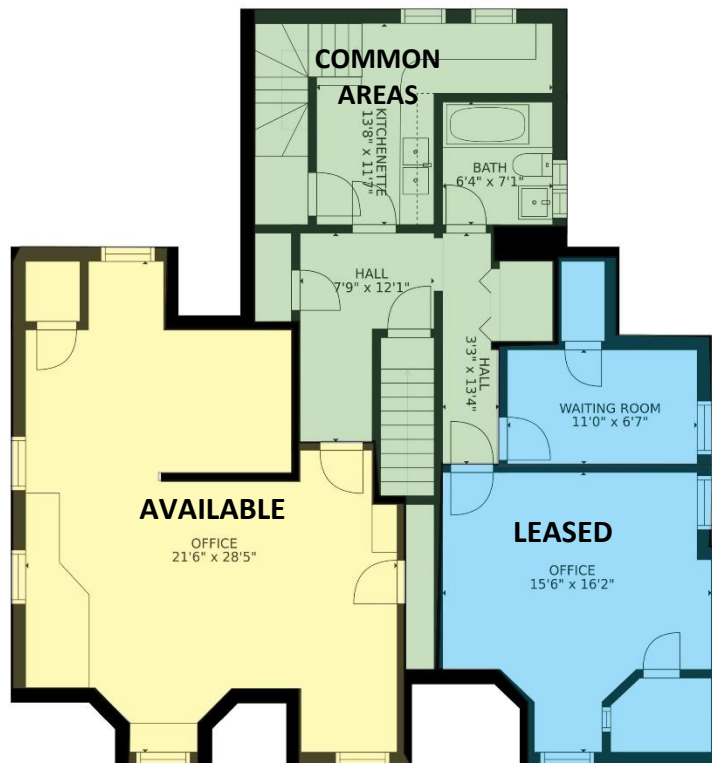
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2nd Floor Availability



3rd Floor Availability



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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.

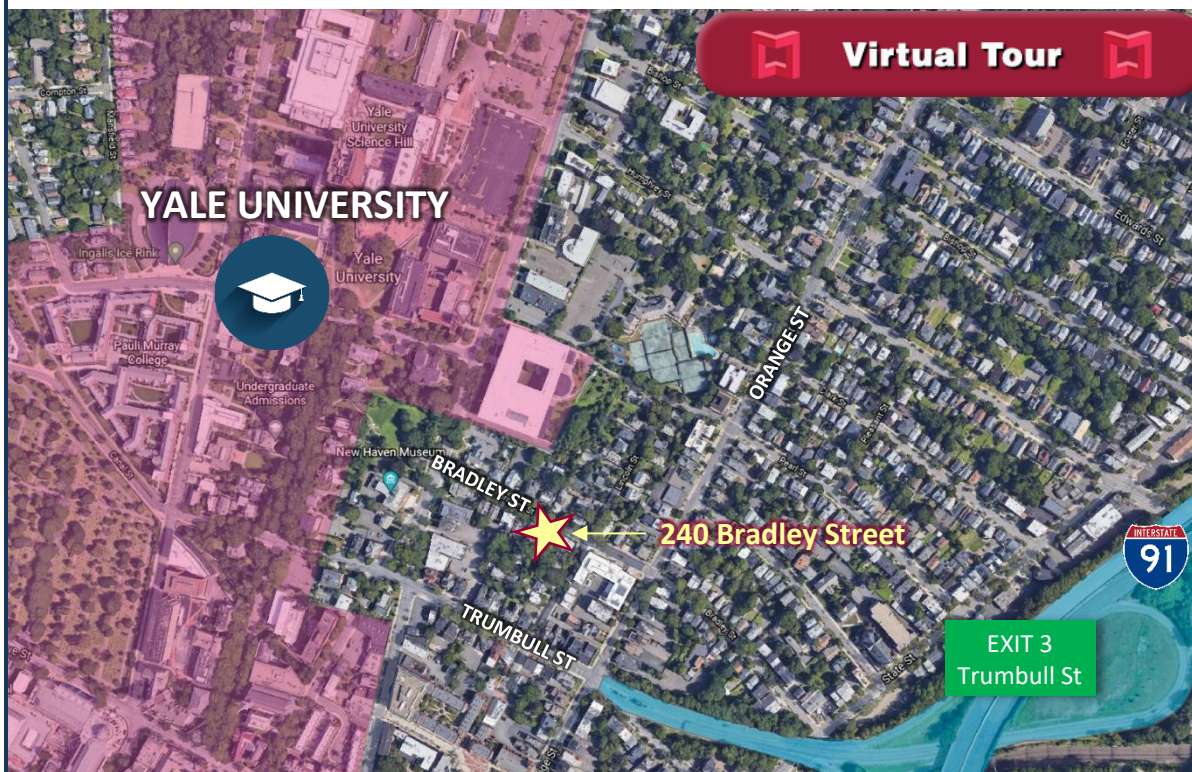
DIRECTIONS I-91 to Exit 3 to Trumbull Street to Lincoln Street to Bradley Street

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