

FOR LEASE | 1,043± SF BUILT-OUT MEDICAL / OFFICE SPACE

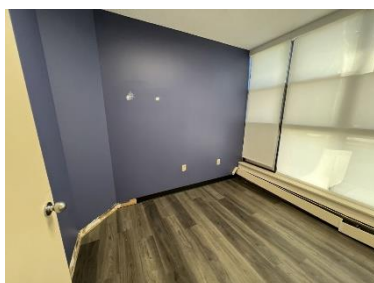
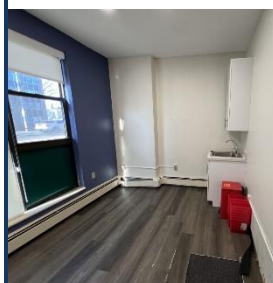
18 HIGH AT NEW HAVEN TOWERS – 1,500 RESIDENTS IN COMPLEX

New Haven Towers, 129 York Street, New Haven, CT 06511

LEASE RATE: \$2,303/Month + Electric

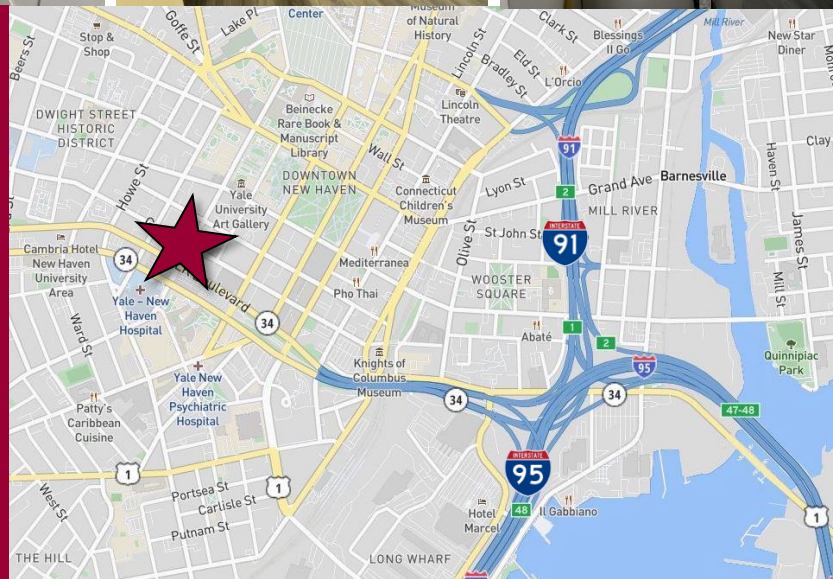


Ranked in Top 50  
Commercial Firms in U.S.



STAY UP TO DATE ON  
OUR LISTINGS!

Scan the QR Code below  
with the camera on your  
smart phone to sign-up for  
email notifications.



### Property Highlights

- New Haven Towers – 1,500 Residents in complex!
- 102,024± SF Residential Apartment Building
- **1,043± SF Medical / Office space for Lease on 1<sup>st</sup> Floor**
- Former NEMG space
- 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 | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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.

# FOR LEASE | 1,043± SF BUILT-OUT MEDICAL / OFFICE SPACE

## 18 HIGH AT NEW HAVEN TOWERS – 1,500 RESIDENTS IN COMPLEX



New Haven Towers, 129 York Street, New Haven, CT 06511

LEASE RATE: \$2,303/Month + Electric

Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLDG AREA 102,024± SF  
 RENTABLE AREA 85,592± SF  
 AVAILABLE AREA 1,043± SF – First Floor  
 NUMBER OF FLOORS 8  
 CONSTRUCTION Masonry  
 ROOF TYPE T&G Rubber  
 YEAR BUILT 1960

### SITE INFORMATION

SITE AREA 1.28± Acres  
 ZONING BD  
 PARKING Private Parking Garage  
 Spaces included with Lease  
 SIGNAGE Lobby  
 VISIBILITY Excellent  
 HWY ACCESS I-95

### MECHANICAL EQUIPMENT

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

### UTILITIES

SEWER City  
 WATER City  
 GAS Yes

### EXPENSES

RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  Landlord  
 Plus parking at market rate

### TAXES

ASSESSMENT \$18,627,014 (w/exemption)  
 MILL RATE 38.5  
 TAXES \$717,140.04

### COMMENTS

O,R&L Commercial is pleased to offer 1,043± SF of first floor Medical/Office space for Lease in New Haven Towers, a residential apartment building with over 1,500 residents located in a highly desirable downtown area of New Haven. The space is former medical office space. The office is immediately surrounded by 132 residential apartments, 10,000 SF of retail, 9,000 SF of hub amenities with basement level parking and is only a short walk to Yale University and downtown New Haven. This is an ideal location and space for a dental or other medical practice.

### DIRECTIONS

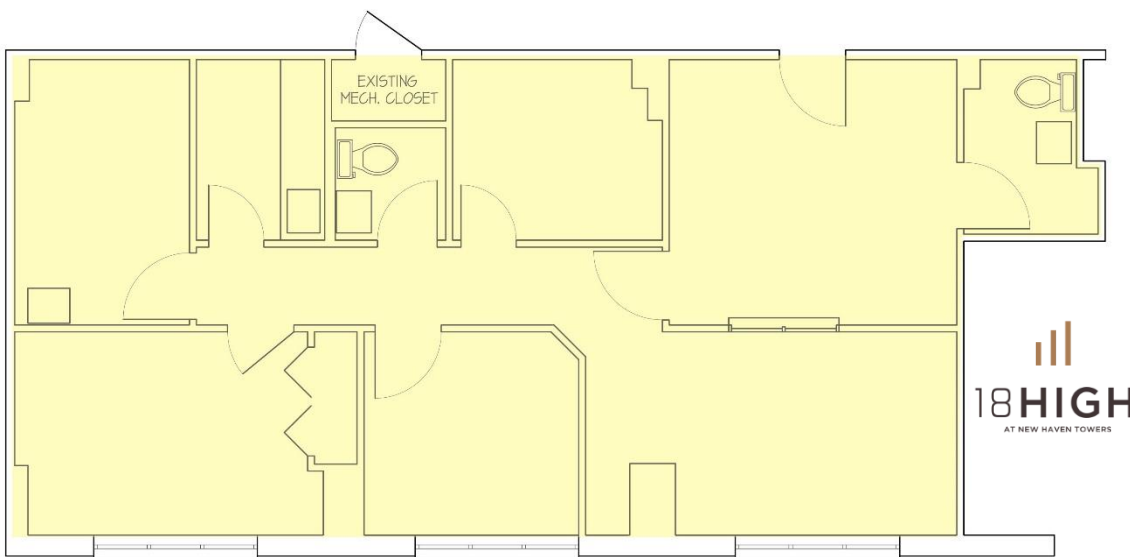
I-95 to Exit 47, continue on Oak St Connector to Route 34 W to N. Frontage Rd / MLK Jr Blvd to York St

### Property Highlights

- New Haven Towers – 1,500 Residents in complex!
- 102,024± SF Residential Apartment Building
- **1,043± SF Medical / Office space for Lease on 1<sup>st</sup> Floor**
- Former Northeast Medical Group Space
- Private Parking Garage – Spaces included with Lease
- Close proximity to Yale University & YNHH
- 97% Walk Score – a walker's paradise



### FOR LEASE - 1,043± SF



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

**Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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.