

FOR LEASE | 1,986± SF STREET LEVEL RETAIL SPACE

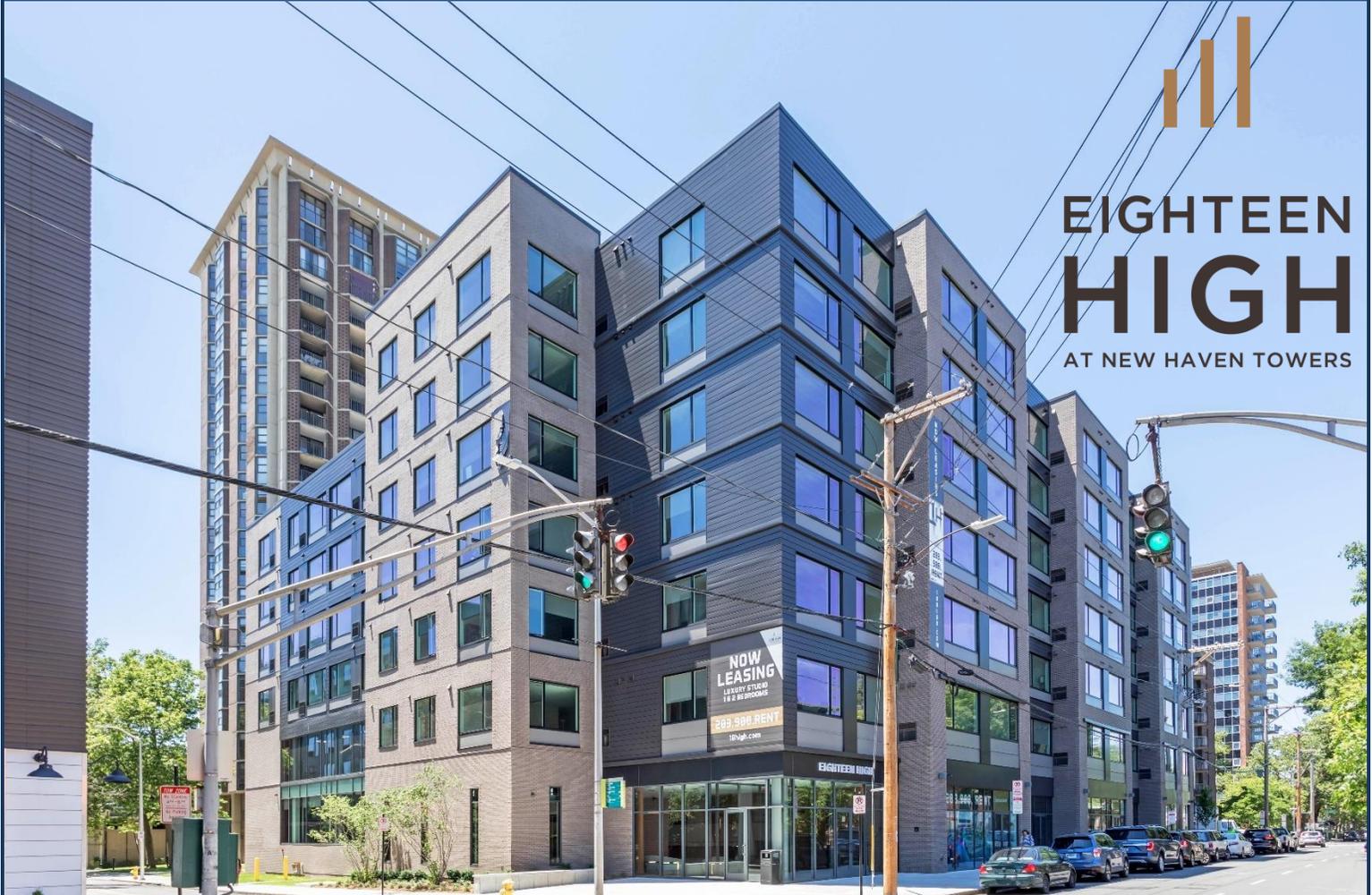
18 HIGH STREET at NEW HAVEN TOWERS

18 High Street, New Haven, CT 06511

LEASE RATE: Pricing Upon Request



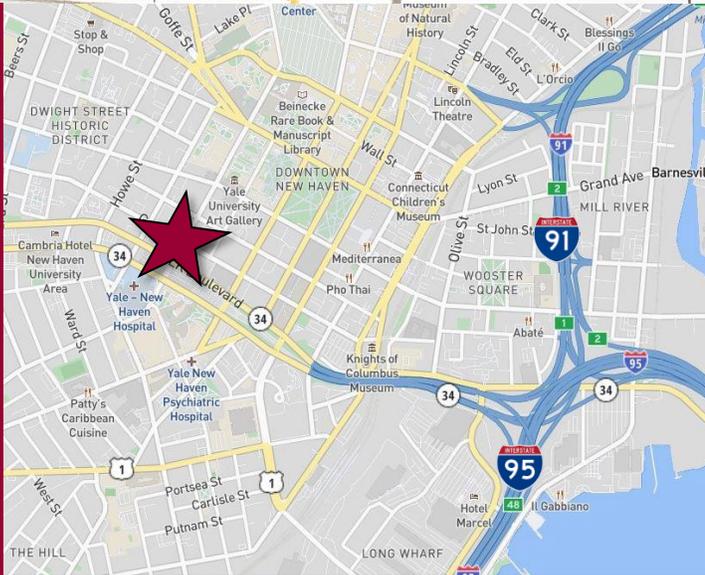
Ranked in Top 50 Commercial Firms in U.S.



EIGHTEEN HIGH AT NEW HAVEN TOWERS

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Property Highlights

- 18 High Street at New Haven Towers
- New Mixed-Use Development
- **1,986± SF Street Retail Space for Lease**
- Features Beautifully Designed Outdoor Courtyard Space for Park-like Setting with Outdoor Seating
- Mixed-Use Residential Apartment Building
- Plenty of Street Parking & Parking Garages
- Close proximity to Yale University & YNHH
- 97% Walk Score – a walker’s paradise
- Join MOTW Coffee & Pastries, Club Pilates, Soul Sweat New Haven & Super Sandwich

For more information contact:

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

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

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BUILDING INFORMATION

GROSS BLDG AREA 195,941± SF
RENTABLE AREA 1,986± SF
MIN / MAX AREA 1,986± SF
NUMBER OF FLOORS 22
CONSTRUCTION Masonry
ROOF TYPE T&G Rubber
YEAR BUILT 1960 & 2022

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

MECHANICAL EQUIPMENT

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

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

UTILITIES

SEWER City
WATER City
GAS Yes

ADJACENT TENANTS

MOTW Coffee & Pastries,
Club Pilates, Soul Sweat New
Haven, & Super Sandwich

COMMENTS O,R&L Commercial is pleased to offer a 1,986± SF street level retail space 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

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