



KENNETH GINSBERG | 203-376-6266 | KEN@KNGREALTY.COM

FOR LEASE

AMPLE  
PARKING

(959) CALL-KNG



781 WHALLEY AVENUE  
NEW HAVEN CT

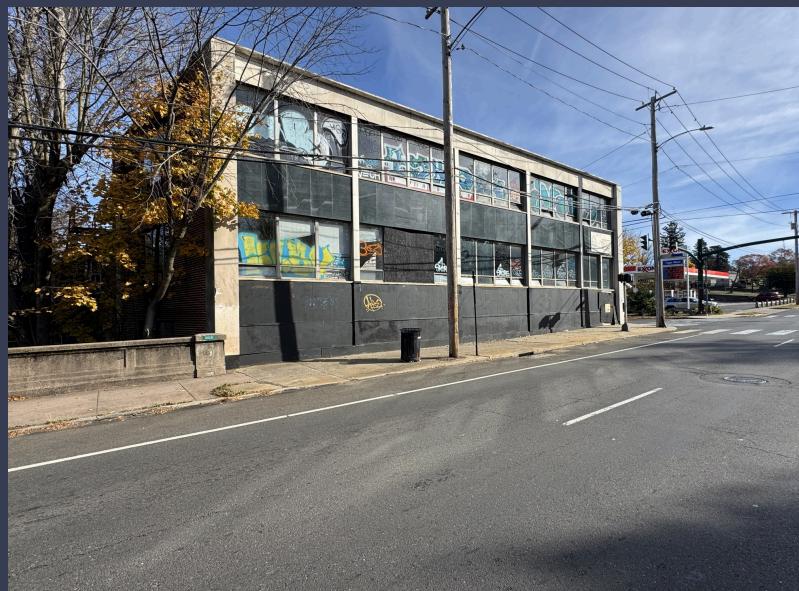
**34,262 SF PROFESSIONAL SPACE**

PROFESSIONAL OFFICE SPACE | 3.62 ACRES

## HIGHLIGHTS

- 34,000 SF PROFESSIONAL SPACE AVAILABLE
- CAN SUB-DIVIDE
- GREAT VISIBILITY
- PLENTY OF WINDOWS OFFERING NATURAL LIGHT
- FULL RENOVATION TO BEGIN UPON EXECUTION OF LEASE - RENOVATE TO DUET
- LARGE FENCED IN PARKING LOT
- CAN LEASE ENTIRE BUILDING WITH 50 FITCH

EASY ACCESS TO I-95 & I-91



**LEASE PRICE**  
**\$20 PER SF NNN**

# PROPERTY FACTS

## 781 WHALLEY AVE



<b>Total Building SF</b>	<b>34,262 SF</b>
<b>Available SF</b>	<b>34,262 SF</b>
<b>Year Built</b>	<b>1913</b>
<b>Ceiling Height</b>	<b>14'</b>
<b>Parking</b>	<b>Paved Lot</b>
<b>Stories</b>	<b>2</b>
<b>Roof</b>	<b>Flat</b>
<b>Interior flooring</b>	<b>Carpet</b>
<b>Construction</b>	<b>Masonry</b>
<b>A/C</b>	<b>Central Air</b>
<b>Zoning</b>	<b>BA</b>
<b>Heat</b>	<b>Forced Air/Gas</b>
<b>Assessment</b>	<b>\$2,360,470</b>
<b>Mill Rate</b>	<b>39.40</b>
<b>Taxes / SF</b>	<b>\$3.72</b>

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