



**KNG**  
REALTY

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**FOR LEASE**

**AMPLE  
PARKING**



**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 SUIT
- 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

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

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