



383 ORANGE STREET

UNIT 1ST FL

NEW HAVEN

A 1,950 SF OFFICE SUITE IN A VICTORIAN-ERA BUILDING
WITH RECEPTION, 5 PRIVATE OFFICES

\$3,250.00/SF/YR

+Utilities

FOR LEASE

Distinguished 1,950 SF 1st floor office suite in an historic Victorian building in the heart of the downtown business district steps from the courthouse. 5 private offices, reception/open area, conference room, kitchenette, lavatory. Front & rear entry. Stunning original hardwood floors with herringbone & parquet patterns, soaring ceilings, ornate wood moldings and wainscoting, 2 decorative fireplaces with carved mantels, extensive built-in oak bookshelves. Private rear parking plus street parking. Ideal for legal & professional practices. \$3,250.00/Month + Utilities.

Present Use: Legal Office

Potential Use: Any Professional Office Use

AVAILABILITY

SF Available:	1,950	Ceiling Height: 10'	OH Doors: --
SF Available Office:		Ceiling Height: --	Truck Docks: --
Minimum Subdivide: SF			

BUILDING INFORMATION

Stories:	3		
First Floor Area:	1,950SF	Ceiling Height: 10'	
Second Floor Area:	SF	Ceiling Height: --	
Third Floor Area:	SF	Ceiling Height: --	
Other Floor Areas:	SF	Ceiling Height: --	
Office Area:	1,950SF		
Total Floor Area:	5,132SF		
Overhead Doors:	--	Size: --	
Truck Dock(s):	--	Size: --	
Year Built:	1900		
Condition:	Good		
Construction Type:	Brick		
Roof:	Asphalt Shingle/Gabled		
Lin. Ft. Clear Span:	--		

LAND

Lot(s): 1	Frontage:	44'
Area SF: 5,662	Depth:	Varies
Acres: .13	% Land Coverage:	Built Out
Parking: 5	% Building Coverage Permitted:	--
Zoning: RO	Condition of site:	Level/Dry

ASSESSMENT

Land:	
Building:	
Total:	
Mills:	39.75
Taxes:	

TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-91
Exit:	3
Distance:	.25 miles

UTILITIES

Water: Municipal
Sewer: Yes
Gas: Yes

POWER

Volts: 110
Amps: 200
Phase: 1

MECHANICAL EQUIPMENT

Elevator Size: --
Heating: Gas/Hot Air
Air Conditioning: Fully
Sprinkler: No
Other Equipment:

Information provided is deemed reliable but is not guaranteed and should be independently verified. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.



The GEENTY GROUP, Realtors
Property. Understood.



Kristin Geenty
203-488-1005
Kris@GeentyGroup.com



Kevin Geenty 203-488-1005
Kevin@GeentyGroup.com