



KNG
REALTY

(959) CALL-KNG

PREMIER LIVE MUSIC & EVENT VENUE OPPORTUNITY

FOR LEASE

770 CHAPEL STREET NEW HAVEN CT

EXPANSIVE OPEN LAYOUT 5,874 SF

EXCELLENT VISIBILITY | OPEN FLOORPLAN

WHERE NEW HAVEN COMES TO LIFE AFTER DARK

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

KEY HIGHLIGHTS

EXPANSIVE OPEN LAYOUT (5,874 SF)

FLEXIBLE, COLUMN-LIGHT FLOOR PLAN PERFECT FOR STAGE BUILDOUT, DANCE FLOOR, BAR, OR MULTI-USE CONFIGURATIONS

18' CEILINGS

RARE VOLUME THAT ENHANCES ACOUSTICS, LIGHTING RIGS, AND OVERALL CONCERT/EVENT ATMOSPHERE

INDUSTRIAL-CHIC AESTHETIC

POLISHED CONCRETE FLOORS + ARCHITECTURAL DETAILS CREATE A BUILT-IN VIBE FOR CONCERTS, DJ SETS, OR UPSCALE EVENTS

TURNKEY VENUE INFRASTRUCTURE POTENTIAL

INCLUDES 2 ADA-COMPLIANT RESTROOMS WITH ROOM FOR BAR INSTALLATION, BACKSTAGE AREAS, AND PRODUCTION ZONES

UNMATCHED ACCESSIBILITY

DIRECTLY ACROSS FROM SHORELINE TRAIN ACCESS + ON BUS LINE = EFFORTLESS GUEST FLOW FOR REGIONAL DRAW

PRIME DOWNTOWN ENERGY

STEPS FROM YALE, RESTAURANTS, NIGHTLIFE, AND BUILT-IN FOOT TRAFFIC—IDEAL FOR REPEAT ATTENDANCE AND LATE-NIGHT ACTIVATION

PARKING FLEXIBILITY

MULTIPLE NEARBY LOTS AVAILABLE TO SUPPORT LARGE CROWDS AND TICKETED EVENTS

HIGH VISIBILITY + STREET PRESENCE

STRONG FRONTAGE FOR BRANDING, MARQUEES, AND EVENT PROMOTION



15,000
CPD!

NEXT-GEN VENUE SPACE IN THE HEART OF CHAPEL STREET

POSITIONED IN THE HEART OF DOWNTOWN NEW HAVEN, THIS $\pm 5,874$ SF STREET-LEVEL COMMERCIAL SPACE OFFERS A RARE OPPORTUNITY FOR RETAIL, ENTERTAINMENT, OR EVENT-DRIVEN CONCEPTS. THE PROPERTY FEATURES AN OPEN FLOOR PLAN WITH SOARING 18-FOOT CEILINGS, POLISHED CONCRETE FLOORS, AND DISTINCTIVE ARCHITECTURAL ELEMENTS, CREATING A FLEXIBLE AND VISUALLY IMPACTFUL ENVIRONMENT. THE SPACE INCLUDES TWO ADA-COMPLIANT RESTROOMS AND IS WELL-SUITED FOR A VARIETY OF USES, INCLUDING A LIVE MUSIC VENUE, EVENT SPACE, OR EXPERIENTIAL RETAIL CONCEPT.

LOCATED DIRECTLY ACROSS FROM THE SHORE LINE EAST TRAIN STATION AND ALONG A MAJOR BUS ROUTE, THE PROPERTY BENEFITS FROM EXCEPTIONAL ACCESSIBILITY AND CONSISTENT FOOT TRAFFIC. ITS PROXIMITY TO YALE UNIVERSITY, SURROUNDING RESTAURANTS, AND DOWNTOWN NIGHTLIFE FURTHER ENHANCES ITS APPEAL AS A DESTINATION LOCATION. MULTIPLE NEARBY PARKING OPTIONS ARE AVAILABLE TO SUPPORT HIGH-VOLUME USE. WITH EXCELLENT VISIBILITY AND CONVENIENT ACCESS TO I-91 AND I-95, THIS IS A PRIME OPPORTUNITY TO ESTABLISH A PRESENCE IN ONE OF NEW HAVEN'S MOST ACTIVE CORRIDORS.

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

Contact us today

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