

# FOR LEASE | 7,000± SF STREET LEVEL RETAIL SPACE IN HEART OF NEW HAVEN | 3-STORY MIXED-USE BUILDING

813 Chapel Street, New Haven, CT 06510

LEASE RATE: \$15.00/SF Gross + Utilities

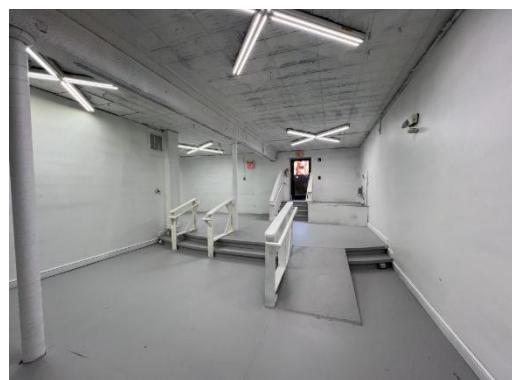
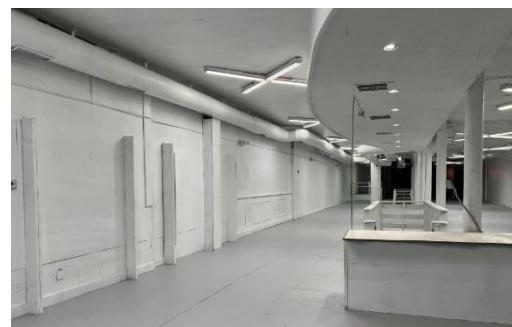


Ranked in Top 50  
Commercial Firms in U.S.

## Yale University

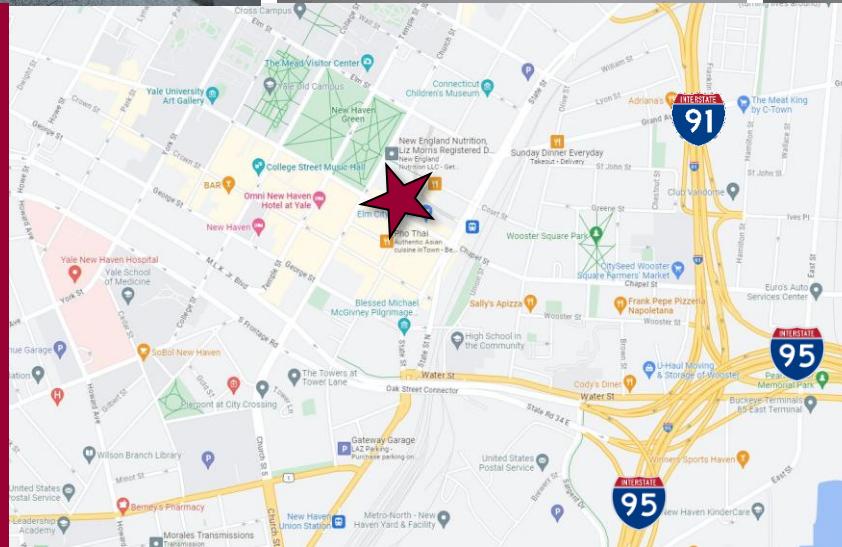


## New Haven Green



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## Property Highlights

- Prime Downtown New Haven Location
- Corner of Chapel and Orange St
- 7,000± SF Street Level Retail Space for Lease
- Located in a 3-Story Mixed-Use Building
- One Block from New Haven Green
- Yale University Community
- Nearby to Yale New Haven Hospital
- Many area amenities nearby

For More Information:

Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com) or Sam Crampton | 203-343-8426 | [scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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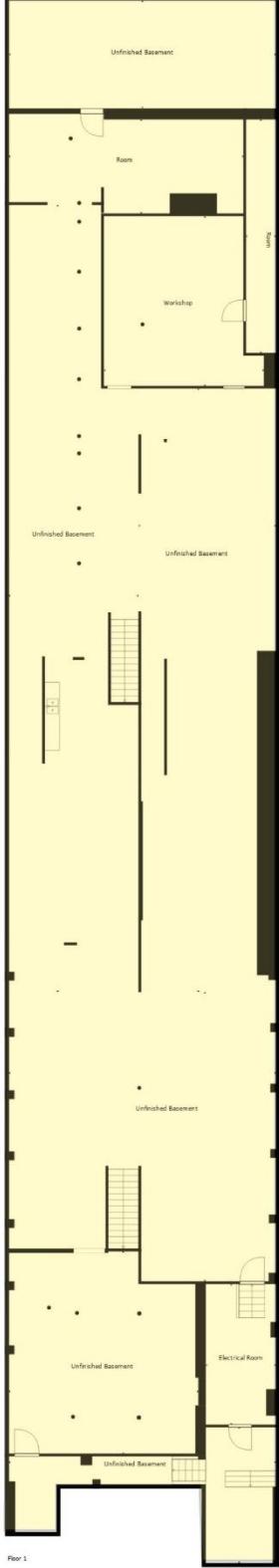
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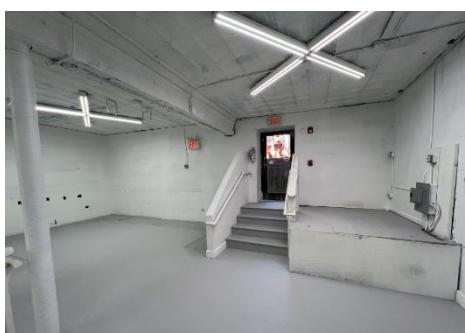
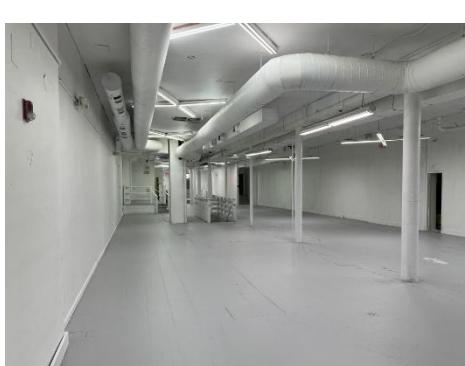
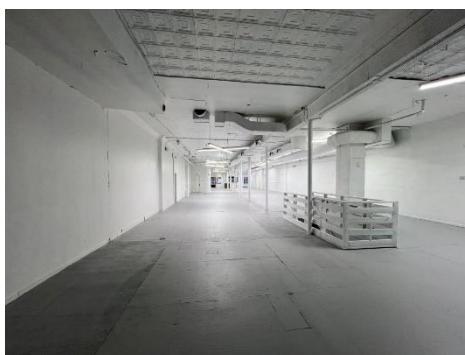
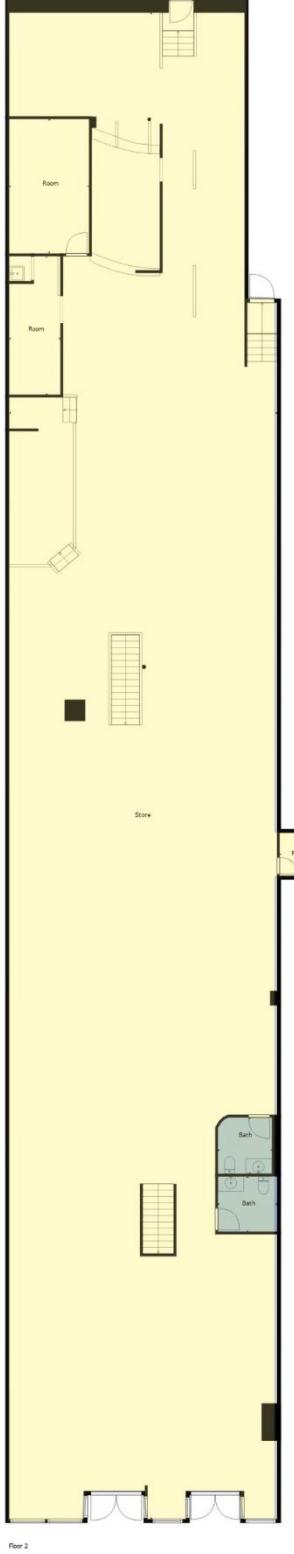


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Basement Layout



First Floor Layout



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  - Shopping
  - Banking
  - Dining

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### BUILDING INFORMATION

GROSS BLDG AREA 25,430± SF  
AVAILABLE AREA 7,000± SF – Street Retail  
WILL SUBDIVIDE TO 7,000± SF  
NUMBER OF FLOORS 3 – Story Building  
CEILING HEIGHT 10 Feet  
CONSTRUCTION Masonry  
ROOF TYPE T&G Rubber  
YEAR BUILT 1900

### SITE INFORMATION

SITE AREA 0.28± Acre  
ZONING BD1  
SIGNAGE On Building  
PARKING Street & Nearby Lots  
VISIBILITY Excellent  
FRONTAGE 93.2' – Building Frontage  
HWY ACCESS I-91 & I-95

### MECHANICAL EQUIPMENT

AIR CONDITIONING A/C Central  
TYPE OF HEAT Natural Gas  
ELECTRIC SERVICE 1200amps

### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

### EXPENSES

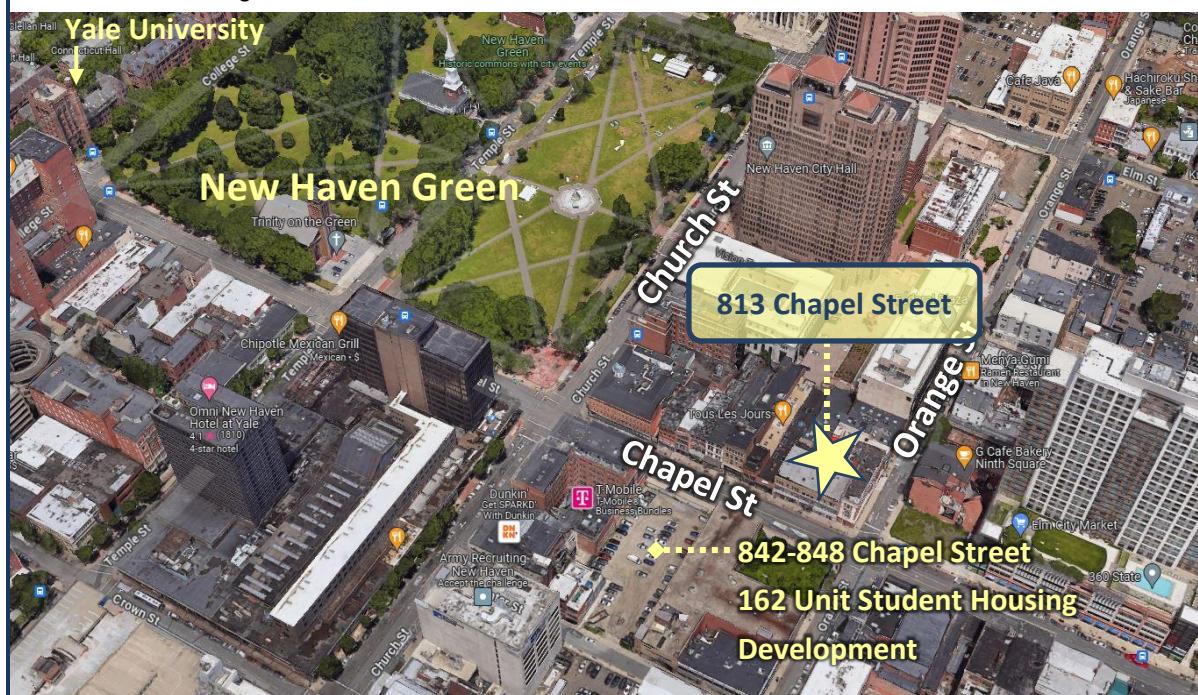
RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

### TAXES

ASSESSMENT \$1,442,000 (2023)  
MILL RATE 30.4 / 2.19  
TAXES \$59,972.78 (7/2025 & 1/2026)

**COMMENTS** O,R&L Commercial is pleased to offer 7,000± SF of street level retail space located at 813 Chapel Street in downtown New Haven. 813 Chapel is a multi-tenanted mixed-use property with ground floor retail, 2nd floor offices and 3rd floor apartments. It benefits from being in one of the most highly trafficked and developing areas of the city. Directly across the street, a 162-unit student housing development is currently under construction and set to be completed in 2024. One block away is the ever popular Elm City Market, along with the 360 State Street high-rise consisting of 500 residential apartments. The available space is a wide open concept with matching basement included for storage.

**DIRECTIONS** I-95 to Exit 48 to Hamilton St to Chapel St. The property is located at the corner of Chapel Street and Orange Street in the heart of downtown New Haven.



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