



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

MULTIPLE OFFICE SPACES AVAILABLE FOR LEASE

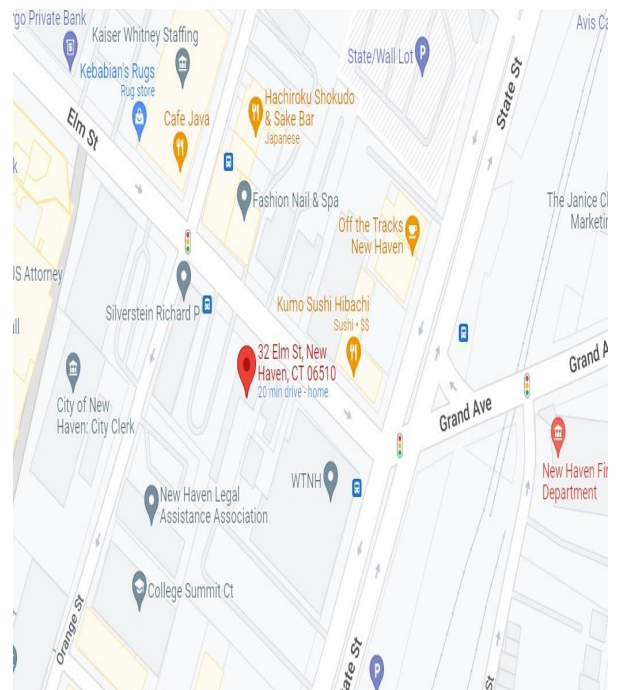
32 Elm St, New Haven, CT 06510



**700-750 +/- SF OFFICE
MULTIPLE FLOOR PLANS
AVAILABLE**

**Available from
\$1,100/mo + Util. - \$1,300/mo + Util.**

- Floor plans w/ ensuite bathroom and kitchenette
- HC accessible with elevator
- Walking distance to New Haven City Hall & Courthouses
- Perfect for individual professional
- Abundant natural light



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Property Information

Total Building SF	11,283 SF
Available SF	700 +/- SF
Year Built	1900
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Clapboard
HVAC	Hot Water/Gas/Central A/C
Electric	TBD
Column Spacing	N/A
# of Floors	3
Roof	Asphalt Shingle
Parking	Paved Parking Lot
Zoning	BD
Environmental	NA
Assessment	\$1,029,210
Taxes	\$43,114
Taxes / SF	\$3.82 incl in rent

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Comments:

700 - 750 +/- SF Professional Office spaces Available FOR LEASE. 1ST FL, 2ND FL, & Lower Level available. In a classic Colonial style building, located in busy downtown New Haven. Some floor plans offer an ensuite kitchenette and all offer a private bathroom. Walking distance to New Haven City Hall and all Courthouses. Perfect for individual Attorney, or any other professional. Abundant natural light.

Ken Ginsberg
Broker
(203) 376-6266
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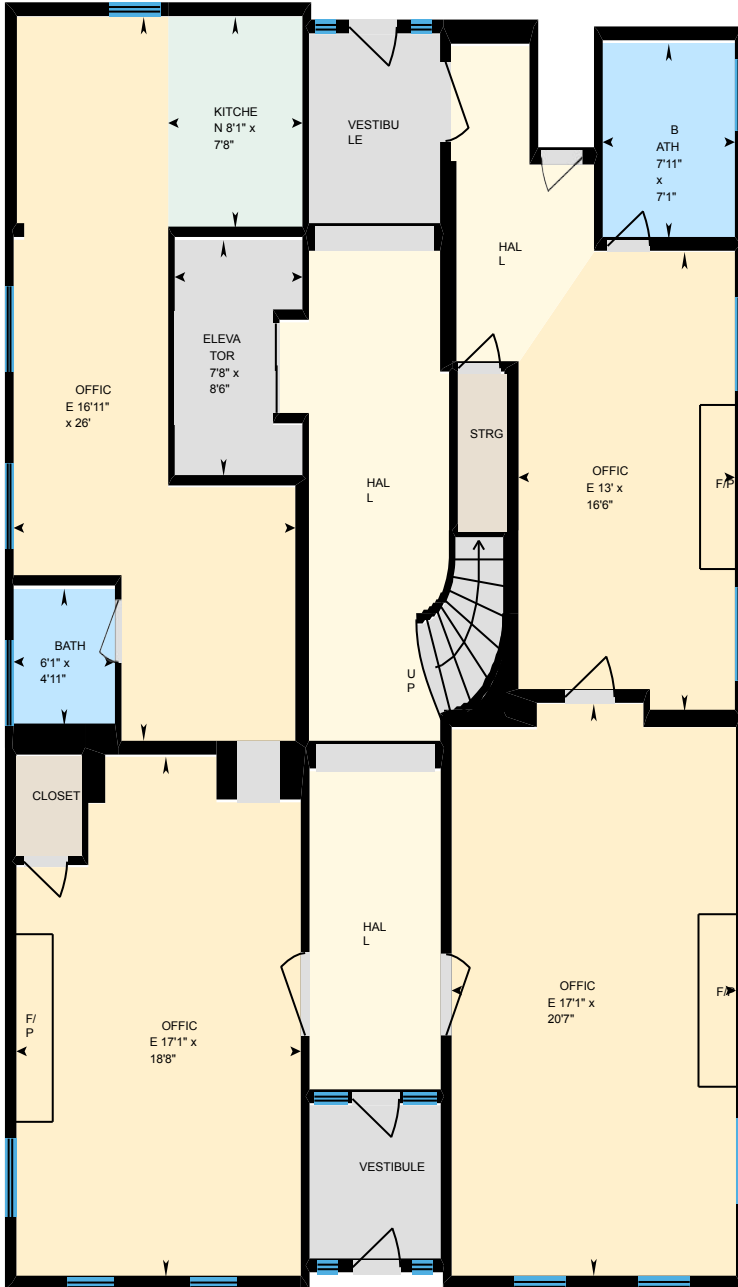
174 Cherry Street
Milford CT 06460
(203) 701-4848

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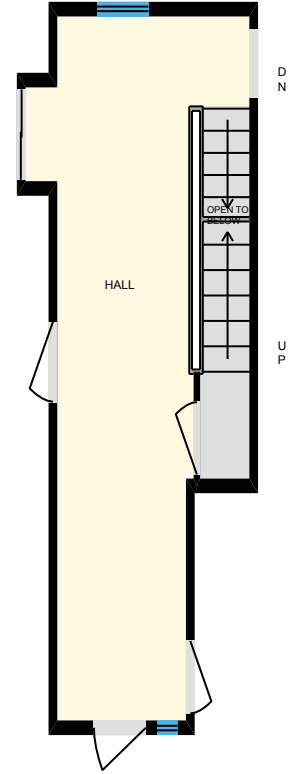
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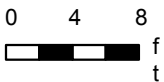
Main Building: Total Exterior Area Above Grade 3873 sq ft



1st Floor
Exterior Area 2014
sq ft



2nd Floor
Exterior Area 303
sq ft



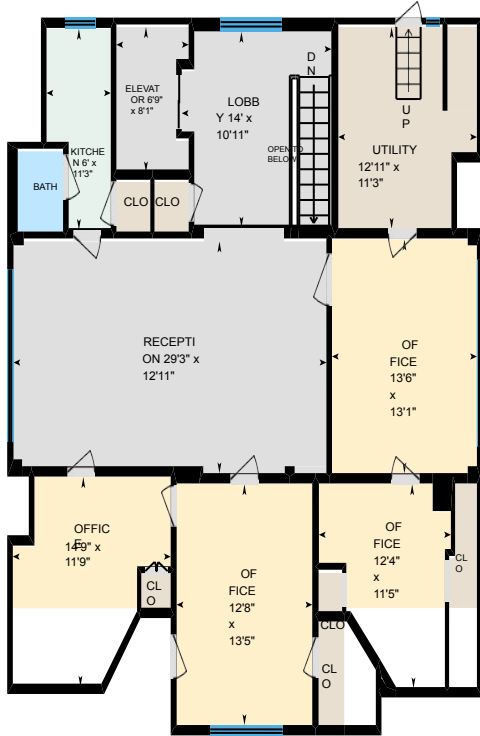
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

PREPARED: Jul, 2020

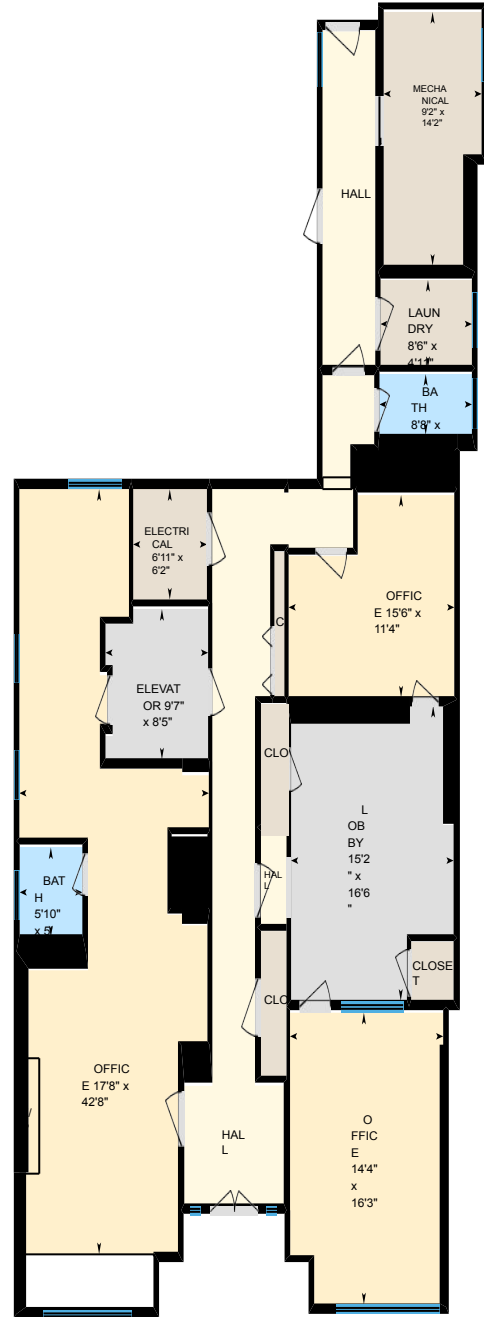


32 Elm St, New Haven, CT

Main Building: Total Exterior Area Above Grade 3873 sq ft



3rd Floor
Exterior Area 1556 sq ft



Basement (Below Grade)
Exterior Area 2191 sq ft



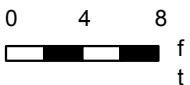
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32 Elm St, New Haven, CT

1st Floor
Total Exterior Area
2014 sq ft Total Interior
Area 1915 sq ft



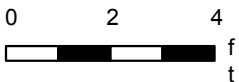
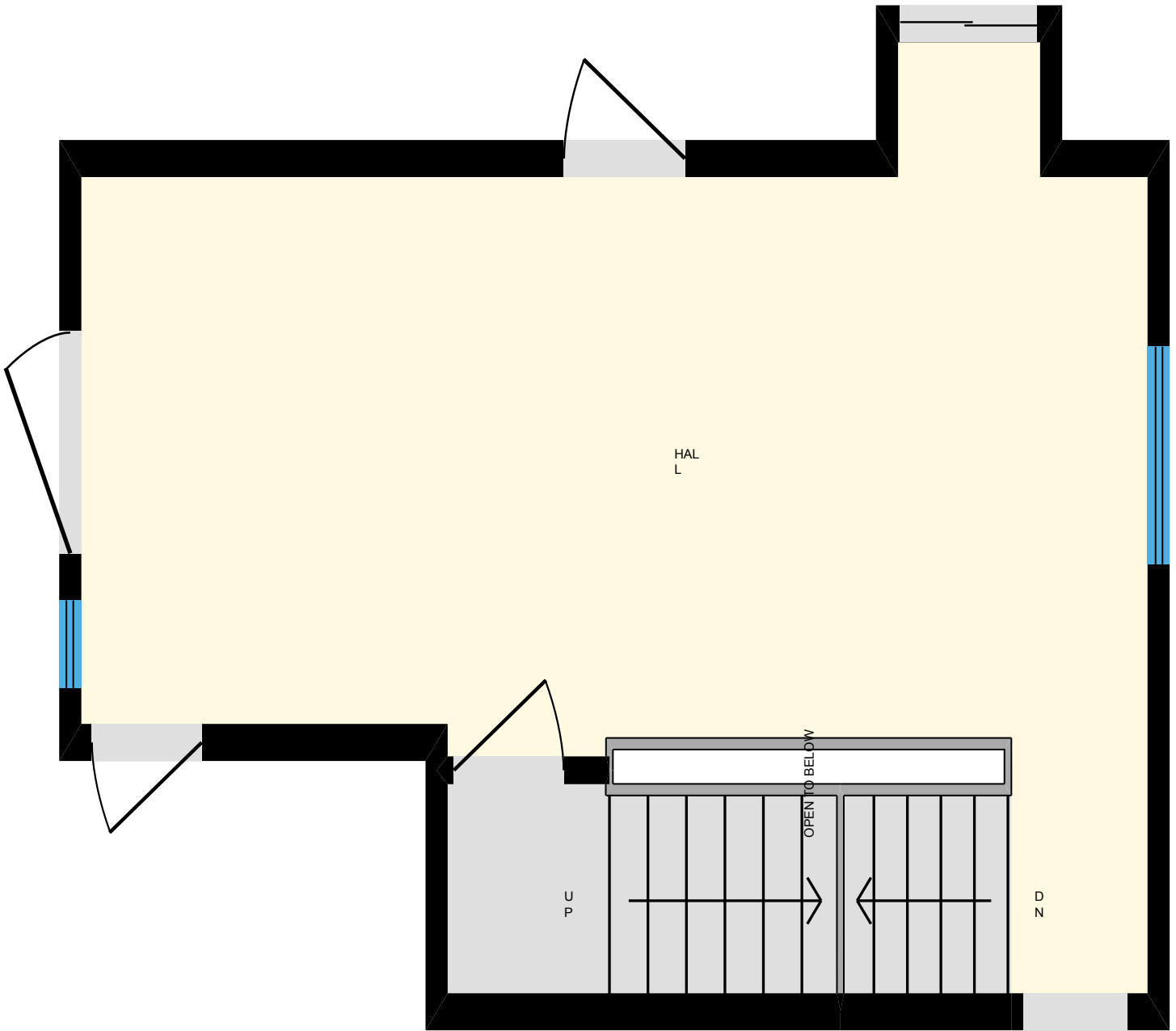
PREPARED: Jul,
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2nd Floor
Total Exterior Area
303 sq ft Total Interior
Area 261 sq ft

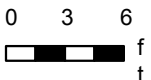


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32 Elm St, New Haven, CT

3rd Floor Total Exterior Area
1556 sq ft Total
Interior Area 1460
sq ft



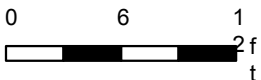
PREPARED: Jul,
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32 Elm St, New Haven, CT

Basement
Total Exterior Area
2191 sq ft Total Interior
Area 2062 sq ft



PREPARED: Jul, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

32 Elm St, New Haven, CT

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Bath: 6'1" x 4'11"

Bath: 7'11" x 7'1"

Elevator: 7'8" x 8'6"

Kitchen: 8'1" x 7'8"

Office: 16'11" x 26'

Office: 13' x 16'6"

Office: 17'1" x 20'7"

3RD FLOOR

Office: 17'1" x 18'8"

Bath: 4'3" x 4'6"

Elevator: 6'9" x 8'1"

Kitchen: 6' x 11'3"

Lobby: 14' x 10'11"

Office: 14'9" x 11'9"

Office: 12'4" x 11'5"

Office: 13'6" x 13'1"

Office: 12'8" x 13'5"

Reception: 29'3" x 12'11"

Utility: 12'11" x 14'3"

BASEMENT

Bath: 5'10" x 5'

Bath: 8'8" x 3'5"

Electrical: 6'11" x 6'2"

Elevator: 9'7" x 8'5"

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 1915 sq ft

Perimeter Wall Length:

189 ft Perimeter Wall

Thickness: 6.3 in

Exterior Area: 2014 sq ft

2ND FLOOR

Interior Area: 261 sq

ft Excluded Area: 5

sq ft Perimeter Wall

Length: 80 ft

Perimeter Wall

Thickness: 6.3 in

Exterior Area: 303 sq ft

3RD FLOOR

Interior Area: 1460 sq ft

Excluded Area: 5 sq ft

Perimeter Wall Length:

182 ft Perimeter Wall

Thickness: 6.3 in

Exterior Area: 1556 sq ft

BASEMENT (Below

Grade) Interior Area:

2062 sq ft Perimeter

Wall Length: 244 ft

Perimeter Wall

Thickness: 6.3 in

Exterior Area: 2191 sq ft

32 Elm St, New Haven, CT

Property Details

Room Measurements

Laundry: 8'6" x 4'11"

Lobby: 15'2" x 16'6"

Mechanical: 9'2" x 14'2"

Office: 17'8" x 42'8"

Office: 14'4" x 16'3"

Office: 15'6" x 11'4"

Floor Area Information

Total Above Grade Floor

Area Main Building

Interior: 3636 sq ft Main

Building Excluded: 9 sq ft

Main Building Exterior:

3873 sq ft