



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

813 Chapel Street, New Haven, CT 06510

3,500-7,000± SF STREET LEVEL RETAIL SPACE IN HEART OF NEW HAVEN

LEASE RATE: \$10/SF Gross + Utilities

HIGHLIGHTS

- Prime Downtown New Haven Location
- Corner of Chapel and Orange Street
- 3,500 – 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

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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 1 OF 4**

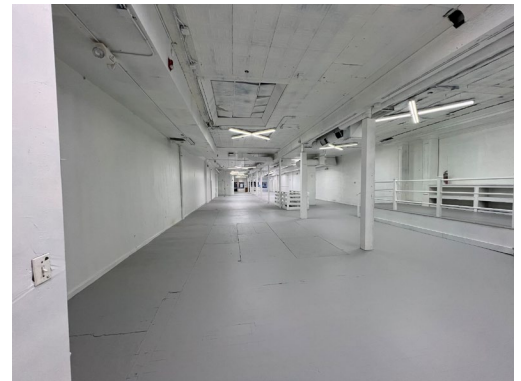
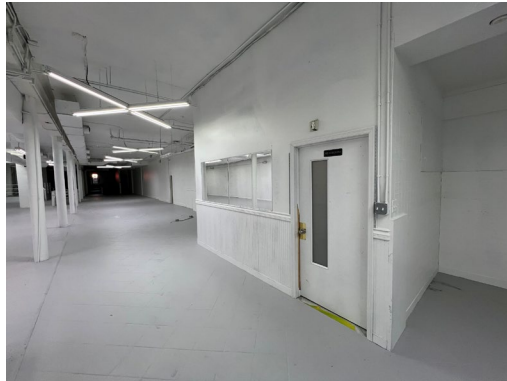


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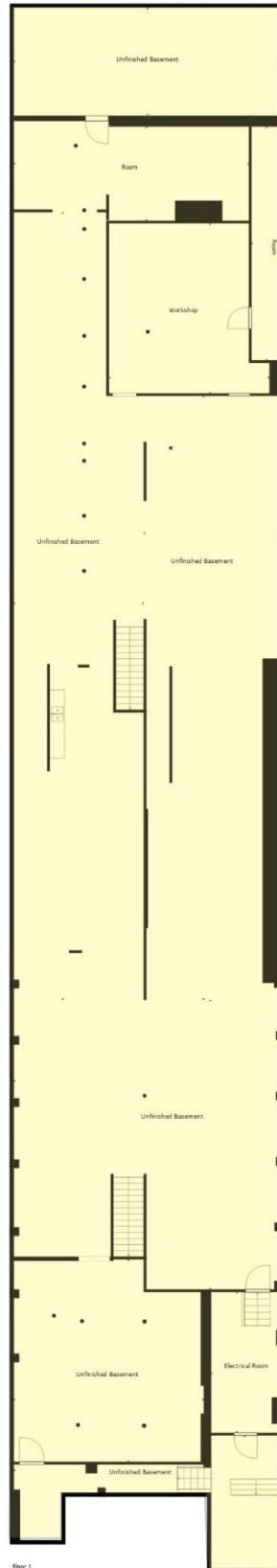
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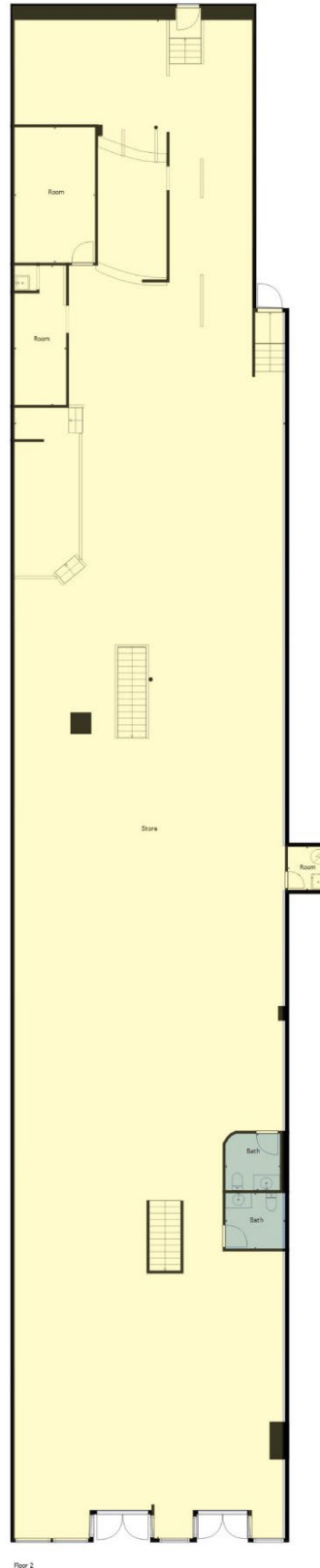
FOR LEASE



Basement Layout



First Floor Layout



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BUILDING INFORMATION

GROSS BLDG AREA: 25,430± SF

AVAILABLE AREA: 3,500 – 7,000± SF

WILL SUBDIVIDE TO: 3,500± SF

OF FLOORS: 1 – Street-Level Retail

SPACE BREAKDOWN: 7,000± SF Includes Basement

CLEAR HEIGHT: 10 Feet

CONSTRUCTION: Masonry

ROOF TYPE: T&G Rubber

YEAR BUILT: 1900

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Natural Gas

ELECTRIC/POWER: 1200amps

SITE INFORMATION

SITE AREA: 0.28± Acre

ZONING: BD1 – Business District

PARKING: Street & Nearby Lots

SIGNAGE: On Building

VISIBILITY/FRONTAGE: 93.2' Frontage

HWY ACCESS: I-91 & I-95

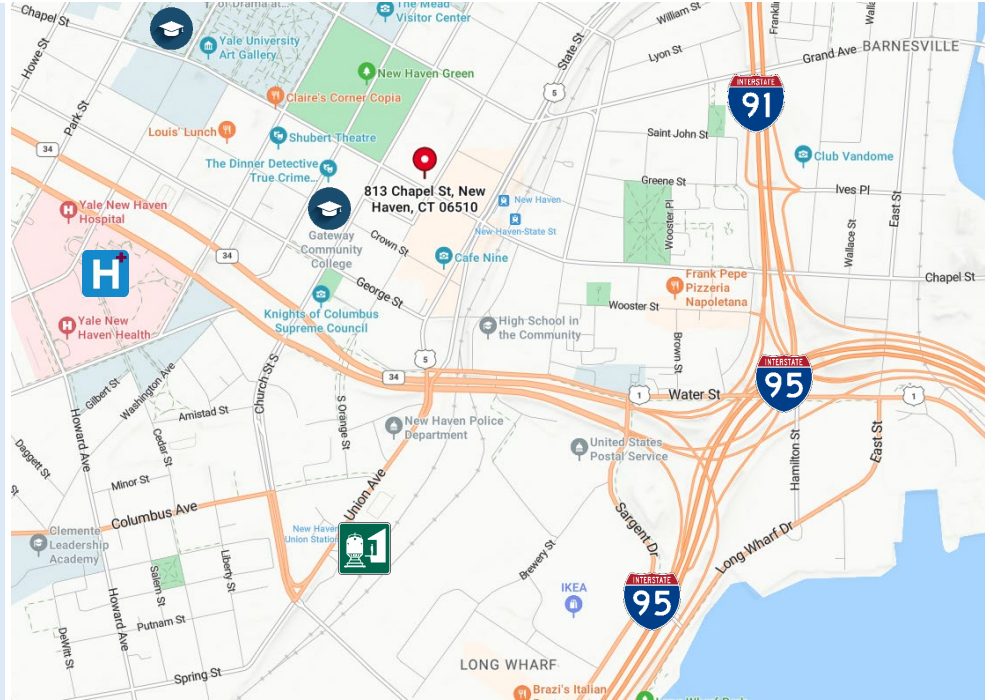
UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

RE TAXES:	☐ Tenant ☒ Landlord
UTILITIES:	☒ Tenant ☐ Landlord
INSURANCE:	☐ Tenant ☒ Landlord
MAINTENANCE:	☐ Tenant ☒ Landlord
JANITORIAL:	☒ Tenant ☐ Landlord



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