



BOUTIQUE OFFICE  
BUILDING FOR  
LEASE / SALE

## 275 ORANGE ST, NEW HAVEN, CT

THE WILLIAM PINTO HOUSE - HISTORICAL SITE

3,533 SQ FT TOTAL SIZE + BASEMENT W/ 5 ON SITE PARKING SPACES

### PROPERTY OVERVIEW



Ground Floor 1,334 SQ FT  
Second Floor 1,261 SQ FT  
Third Floor 938 SQ FT



Price Available  
Upon Request



Possession :  
Q4 2024 - Q1 2025



Located 2 blocks from State  
Street Metro North Station



Ample street, private and  
municipal parking



Nearby - Yale University,  
New Haven Judicial District,  
Wooster Square, East Rock



Laura W. Leeds

203-984-3490

✉ [laura@simondavidrealestate.com](mailto:laura@simondavidrealestate.com)

🌐 [www.simondavidrealestate.com](http://www.simondavidrealestate.com)





## DEMOGRAPHICS

Radius	2 Mile	5 Mile
Population	96,622	260,053
Households	35,387	100,269



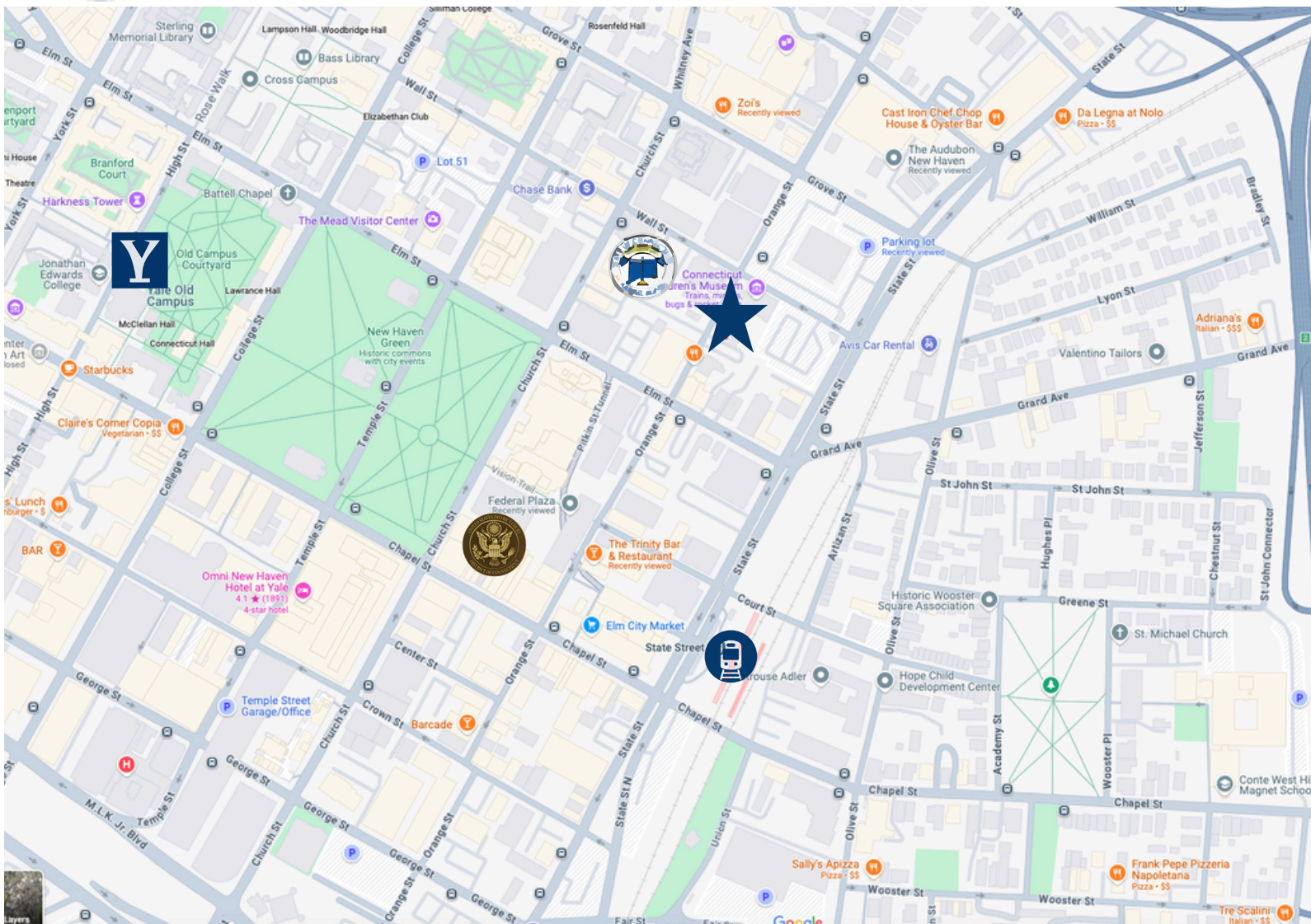
**State/County  
Judicial Offices**



**Federal Plaza  
U.S District  
Courthouse**



**State Street  
Station**



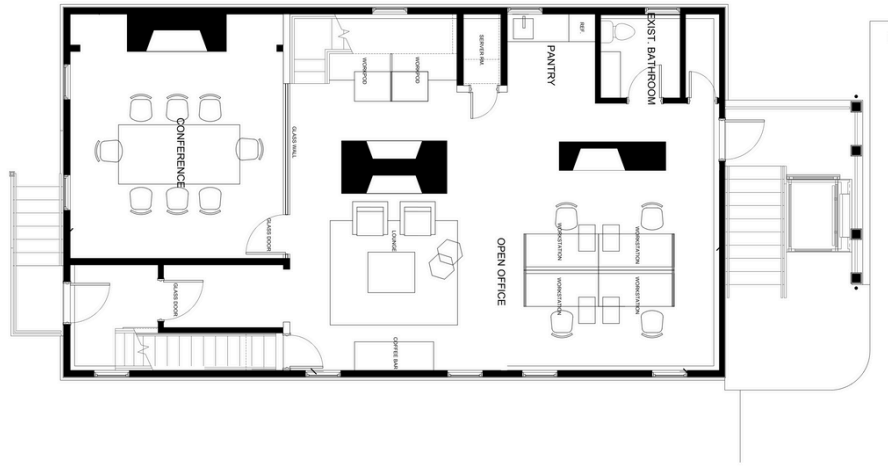
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✉ [laura@simondavidrealestate.com](mailto:laura@simondavidrealestate.com)

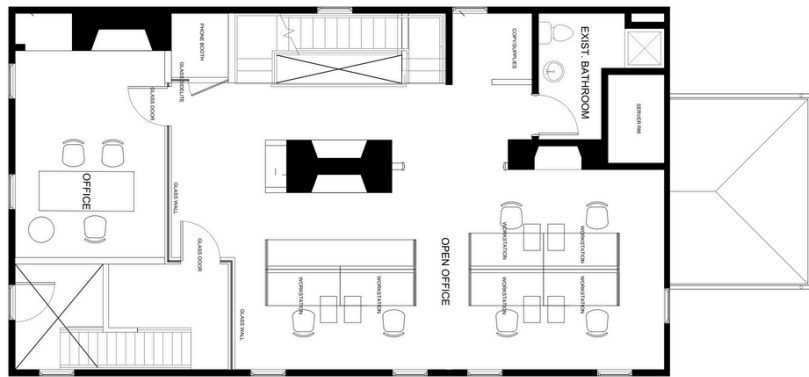
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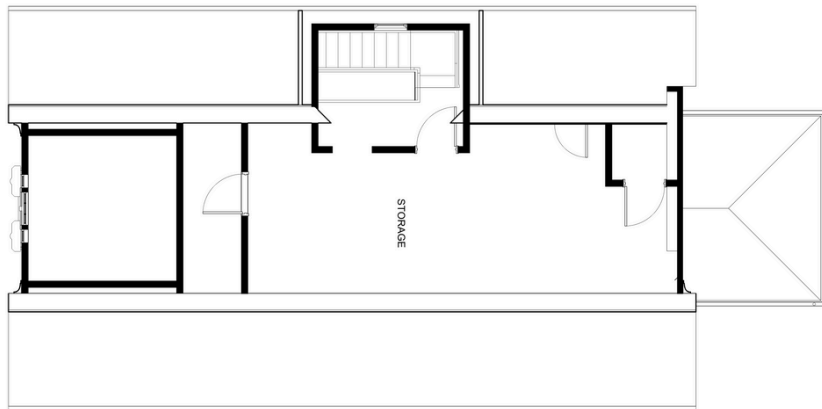
ORANGE STREET  
COMMERCIAL SPACE  
1,334 SQFT

01 1ST FLOOR PLAN - TEST FIT OFFICE LAYOUT  
SCALE: 1/4" = 1'-0"



COMMERCIAL SPACE  
1,281 SQFT

02 2ND FLOOR PLAN - TEST FIT OFFICE LAYOUT  
SCALE: 1/4" = 1'-0"



COMMERCIAL SPACE  
398 SQFT

03 ATTIC FLOOR PLAN - TEST FIT OFFICE LAYOUT  
SCALE: 1/4" = 1'-0"

DRAWING NO. <div>01</div>	OFFICE TEST FIT LAYOUT	ARCHITECT: JEREMY SINGER, RA 60 Overlook Road White Plains, NY, 10605 P- 646.886.0608			DATE DESCRIPTION BY CHK	DATE DESCRIPTION BY CHK
	THE PINTO COLLABORATIVE	e - jeremy.singer@regenesistpartners.com				