

**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



Located 2 blocks from State Street Metro North Station



Price Available  
Upon Request



Ample street, private and municipal parking



Possession :  
Q4 2024 - Q1 2025



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

## DEMOGRAPHICS

Radius	2 Mile	5 Mile
<b>Population</b>	96,622	260,053
<b>Households</b>	35,387	100,269



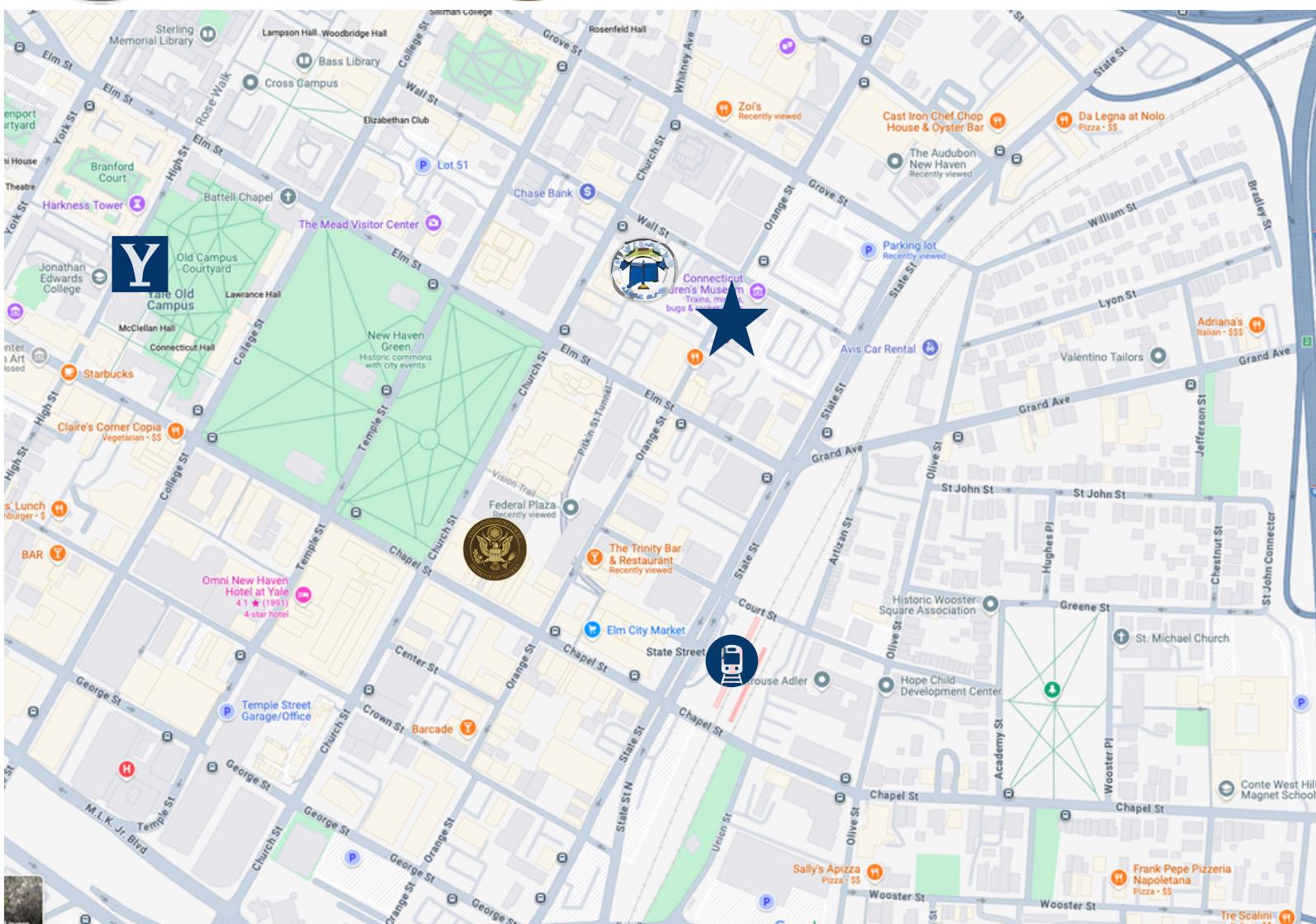
### State/County Judicial Offices

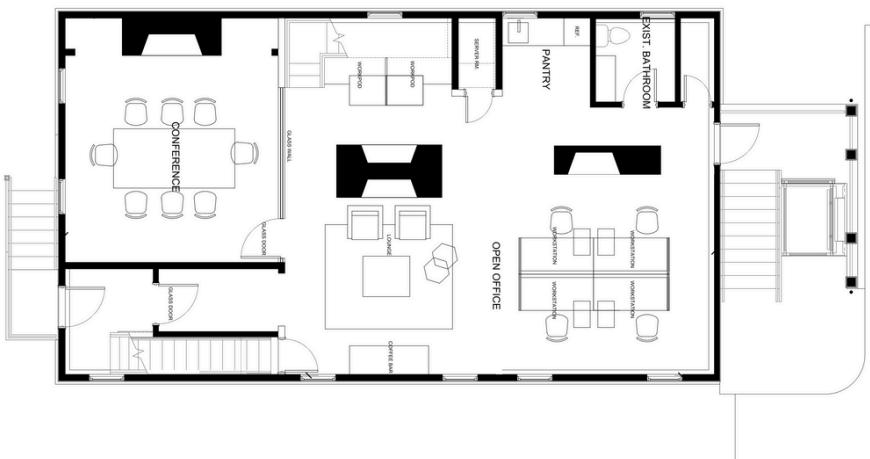


### Federal Plaza U.S District Courthouse



### State Street Station

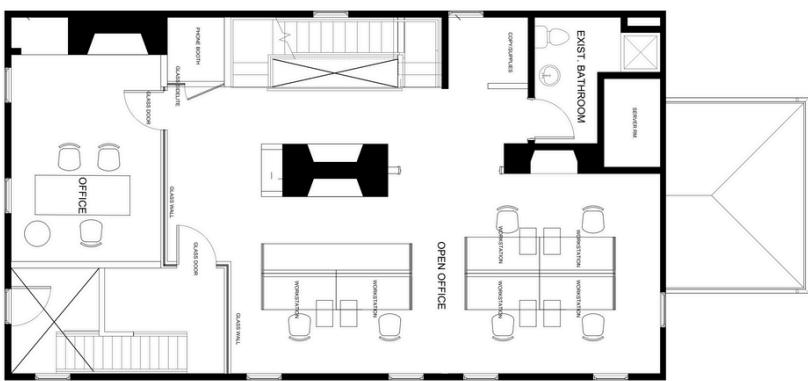




ORANGE STREET  
COMMERCIAL SPACE  
1,334-SQFT

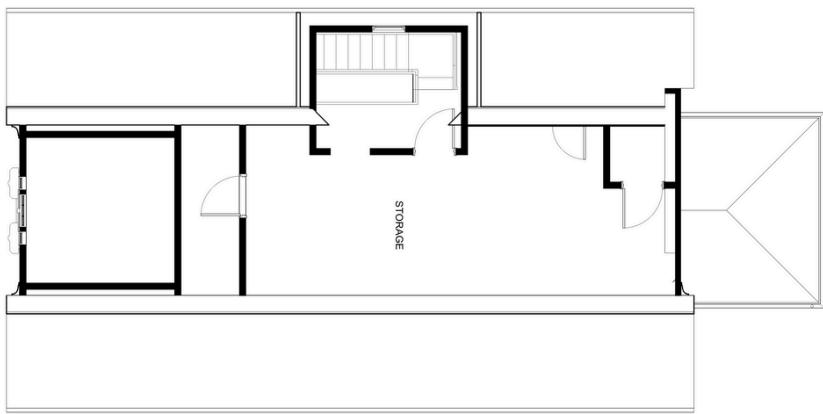
01 1ST FLOOR PLAN - TEST FIT OFFICE LAYOUT  
SCALE: 1/4" = 1'-0"

NOTE: LAYOUTS ARE PRELIMINARY. COMMERCIAL SPACE AREAS SUBJECT TO CHANGE.



COMMERCIAL SPACE  
1,261-SQFT

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



COMMERCIAL SPACE  
938-SQFT

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

DRAWING NO. <b>01</b> DRAWING NUMBER	OFFICE TEST FIT LAYOUT THE PINTO COLLABORATIVE	ARCHITECT: JEREMY SINGER, RA 60 Overlook Road White Plains, NY. 10605 P: 646.886.0608 e - jeremy.singer@regenesispartners.com	REVISIONS REVISION DATE REVISIONS REVISION DATE REVISIONS REVISION DATE
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