

# Up to $\pm 22,000$ SF Available

Prominent Downtown Location

123-127 Church Street  
New Haven, CT

Aggressively priced at \$20.00/SF Gross



Up to ±22,000 SF Available

123-127 Church Street | New Haven, CT

For Lease

# Nicely Finished and Furnished Office Space

CBRE, Inc. is pleased to present an excellent opportunity to lease very nicely finished and furnished, flexibly laid out office space in the heart of New Haven's Central Business District. The former Annie B. Casey Foundation building combines historic construction with modern amenities, offering a blend of conferencing, open collaborative work stations and private office spaces. The building is within walking distance to Yale-New Haven Hospital, the Medical School, courthouses and all downtown amenities.

**+ Perfect for Office, Life Sciences or Medical Uses**

**+ Central Business District Location**

– Enjoy walking distance to the City's great restaurants, bars, theatres, the courthouses and hospital.

**+ Nicely Appointed Office Space**

– Retain value of attractive office finishes; glassed offices, conference rooms and working windows capture natural light; high-end office furniture and work stations available.

**+ Desirable, Operable Windows**

– Premises features fully functioning windows providing access to fresh air, a rare market benefit during COVID-19.

**+ Building Size**

– Four (4) story, 40,000 SF office building

**+ Year Built**

– 1832, renovated in the last five (5) years

**+ Parking**

– Structured and surface lot across Chapel Street

**+ Lease Rate**

– \$20.00/SF Gross



## Available Space

Floor	SF	Lease Rate
Third Floor	±10,825 SF	\$20.00/SF Gross
Fourth Floor	±10,825 SF	\$20.00/SF Gross

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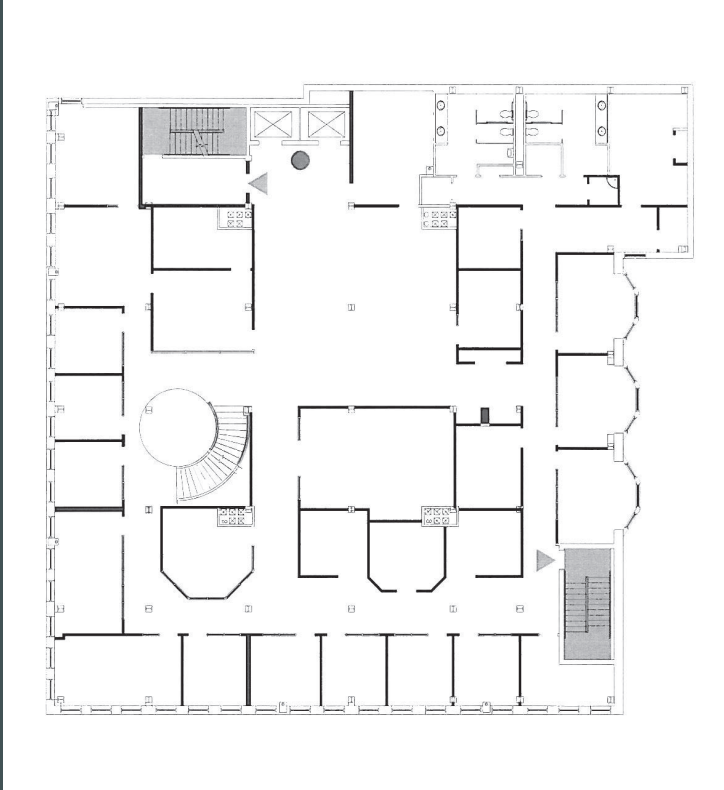
For Lease

# Building Photos

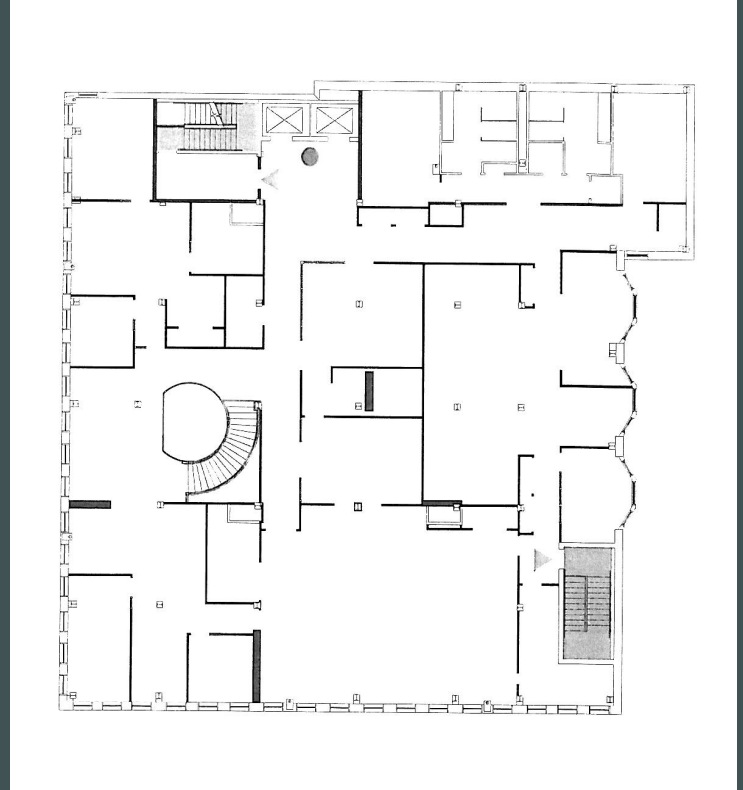


# Floor Plans

## 3rd Floor



## 4th Floor



## Contact Us

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