



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

1211 CHAPEL STREET, NEW HAVEN, CT 06511

2,000 - 4,682± SF 2ND FLOOR PROFESSIONAL OFFICE SPACE

LEASE RATE \$19.75/SF Gross

HIGHLIGHTS

- 4,682± SF 2nd Floor Office Space
 - Divisible to 2,000± SF
- Fully Built-out as Standard Office with mostly Open Floor Plan Layout
- High-End Finishes & Panoramic Windows Allow for Lots of Natural Light
- Walking Distance to Yale University
- Close Proximity to Yale New Haven Hospital
- On-site, Private Parking lot

CONTACT

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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 | rllee@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.



FOR LEASE

LEASE RATE \$19.75/SF Gross

1211 Chapel Street, New Haven, CT 06511

2,000 - 4,682± SF 2nd FLOOR OFFICE SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 24,000± SF

AVAILABLE AREA: 2,000 - 4,682± SF 2nd Floor

OF FLOORS: 2 Stories

CONSTRUCTION: Masonry

ROOF TYPE: T&G / Rubber

YEAR BUILT: 1947

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas Heat, Baseboard

SITE INFORMATION

SITE AREA: 0.60± Acre

ZONING: BD1

PARKING: Private Parking Lot in Rear

SIGNAGE: Building Façade; Directory

VISIBILITY/FRONTAGE: TBD

HWY ACCESS: I-91 / I-95 Interchange

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

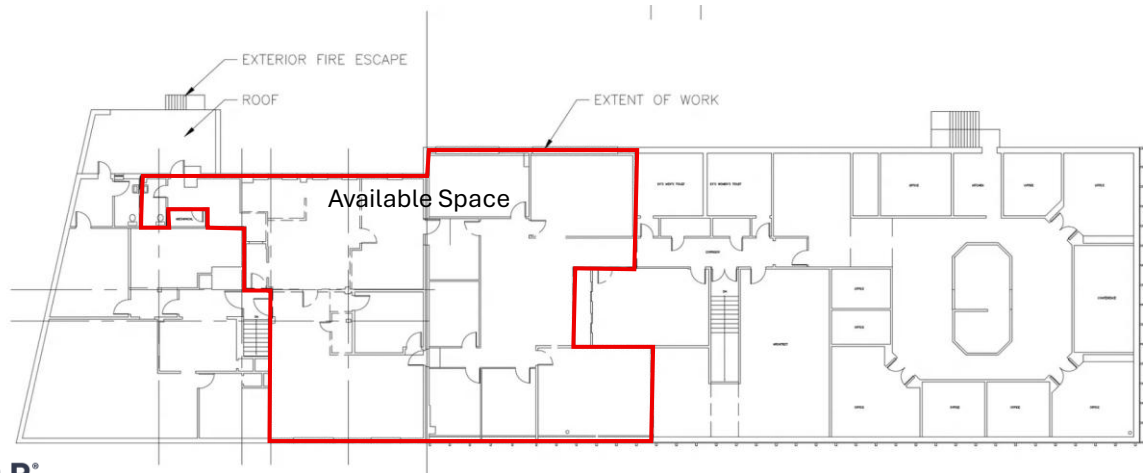
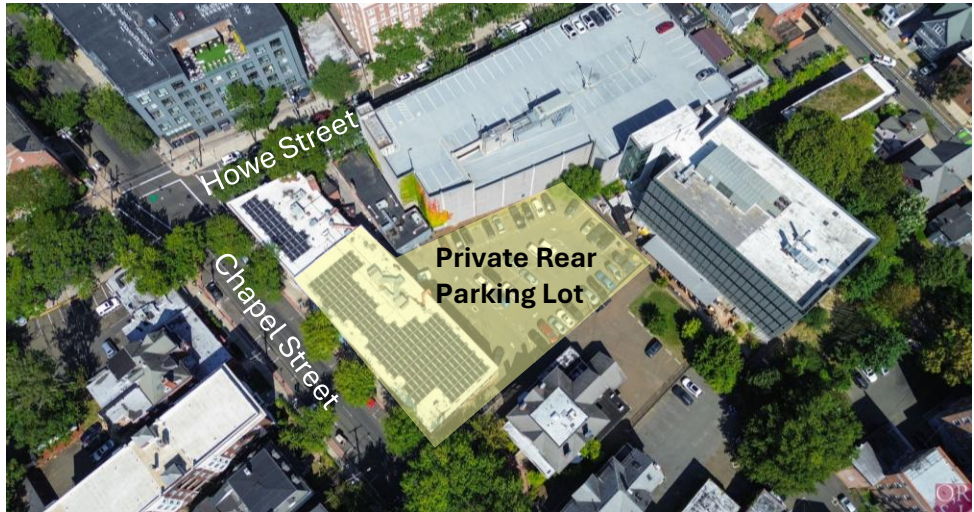
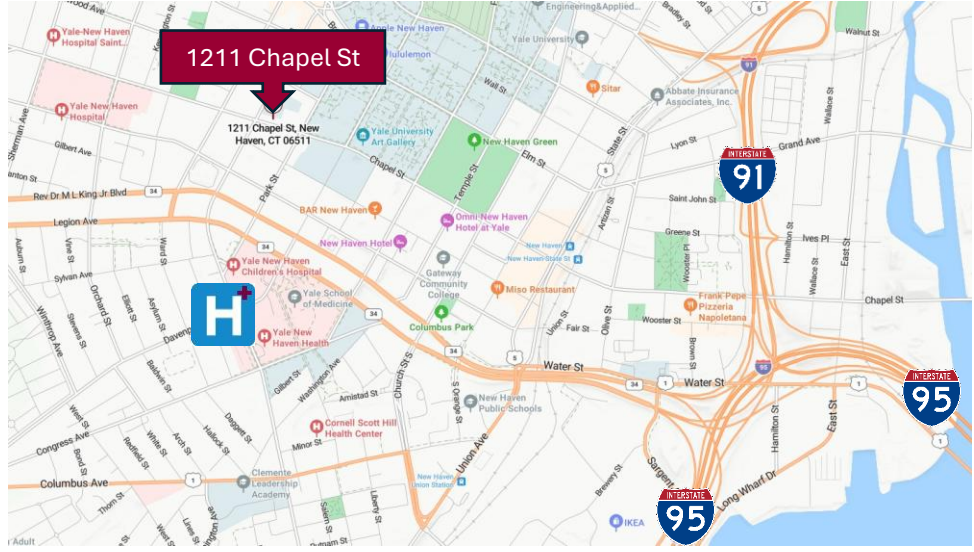
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☐ Tenant ☒ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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