



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



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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.

OR & L COMMERCIAL 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

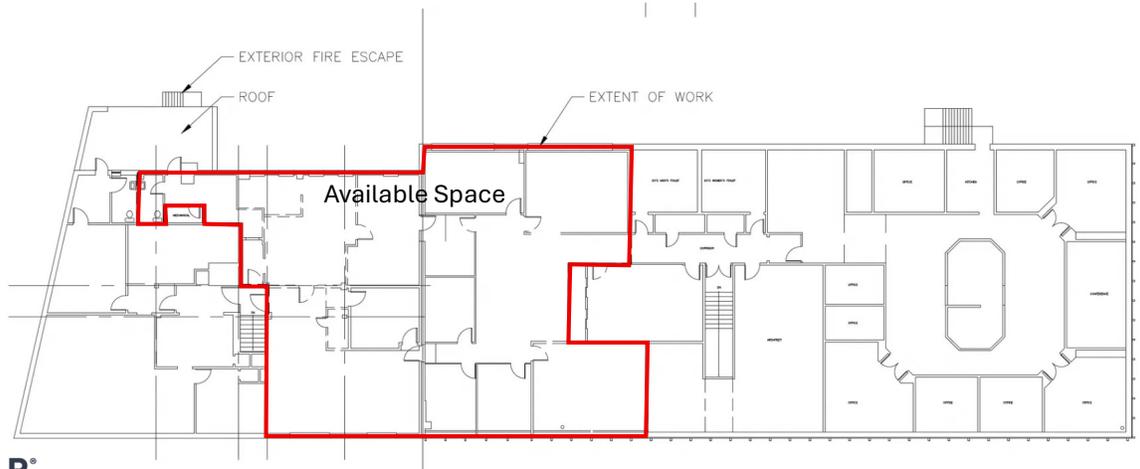
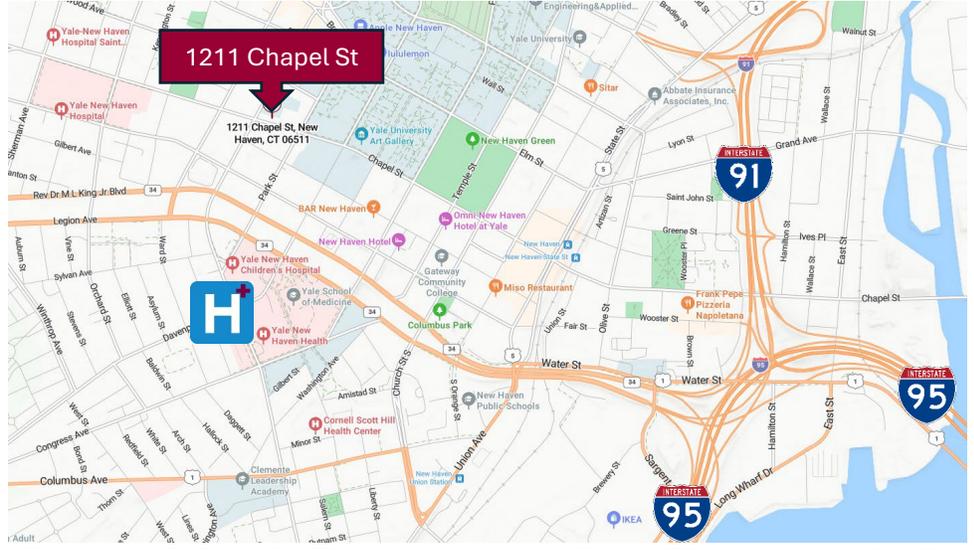
SITE AREA: 0.60± Acre
ZONING: BD1
PARKING: Private Parking Lot in Rear
SIGNAGE: Building Façade; Directory
VISIBILITY/FRONTAGE: TBD
HWY ACCESS: I-91 / I-95 Interchange

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

EXPENSES

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



CONTACT

Will Braun,   **SIOR**
 Cell: 203-804-6001
 Email: wbraun@orlcommercial.com

Nick Leone
 Cell: 203-903-6709
 Email: nleone@orlcommercial.com

J. Richard Lee
 Office: 203-488-1555
 Email: rlee@orlcommercial.com

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