

For Lease

Office Space

47 Elm Street, #5
New Haven, CT 06510



Property Highlights

- \$2,150 per month + Elec, Gas
- Water included
- Unit Size: 1,135sf
- Second floor unit
- Elevator access
- Downtown section of New Haven, CT
- Minutes away from I-91 & I-95
- 0.2 Miles away from New Haven Green
- 1 Private parking space included in the State/Wall parking lot

For more information contact:

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Keller Williams Legacy Partners
The Generations Team of Keller Williams Legacy Partners
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866 N Main St Ext, Wallingford, CT 06492



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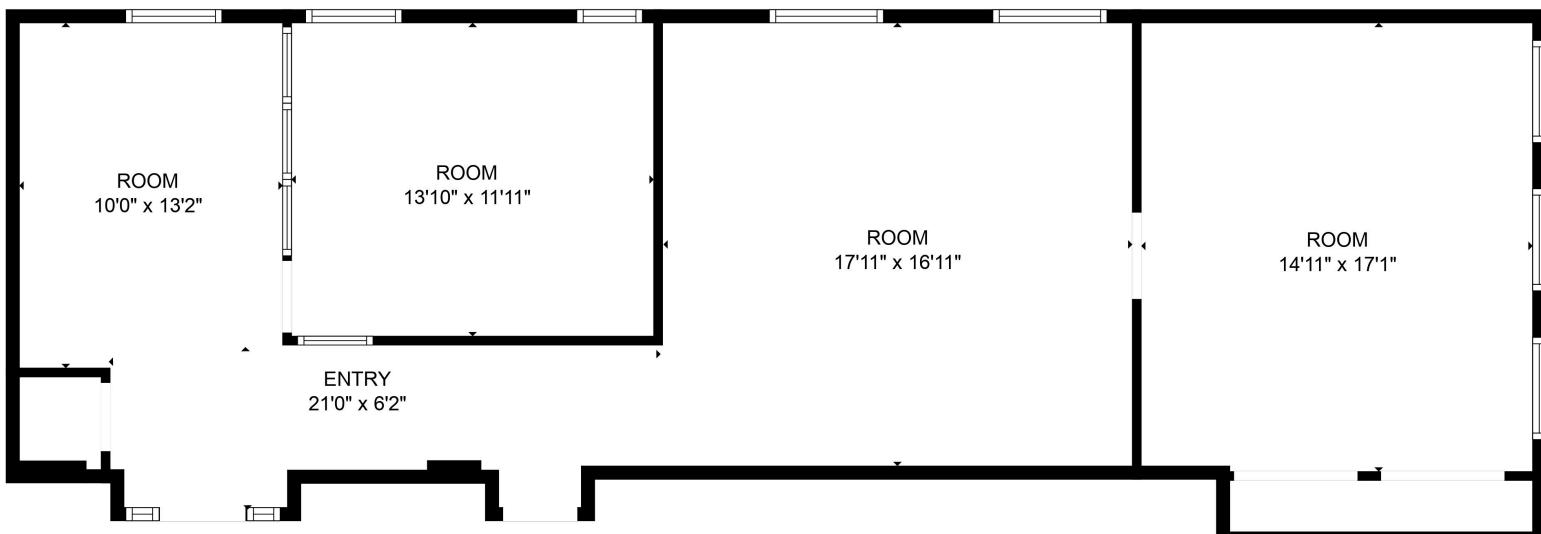
Property Summary

Elevate your business in this 1,135 sq. ft. office condo, ideally suited for professional services. Located in the historic Imperial Granum-Joseph Parker Building, also known as the Del Monaco Building, this space offers a unique blend of charm and modern functionality. Built in 1875, the building is in the vibrant downtown section of New Haven and retains one of the last cast-iron facades in the city. The unit is located on the second floor and offers convenient access either through an elevator in the lobby on Orange Street or a stairwell at the entrance on Elm Street, with a seamless internal connection to 51 Elm Street.

The space is available for lease at \$22.73/sf per year, plus electric and gas. Water usage and common area cleaning are included in the rent. The unit's layout is flexible, with spaces for a reception area, conference room, bullpen, and a large executive office. Bathrooms are in the hall and are secured with keyed entry. Surrounded by long-standing first-floor tenants such as DelMonico Hatter and Ferruci Fine Men's Clothiers, this location offers excellent visibility and foot traffic. Having your office here would place you minutes away from The New Haven Green, Yale University, local courthouses, multiple dining and shopping options, and I-91/I-95 highways.

Parking options are abundant in the area. First, the landlord is offering access to 1 private spot in the State/Wall Lot around the corner. Additionally, there is on-street metered parking available on Elm and Orange Streets. Lastly, the "Orange/Elm Lot," operated by Park New Haven, is located directly across the street and offers a monthly pass for \$175 a month and hourly rates.

Floor Plan



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Additional Photos



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Parking Options



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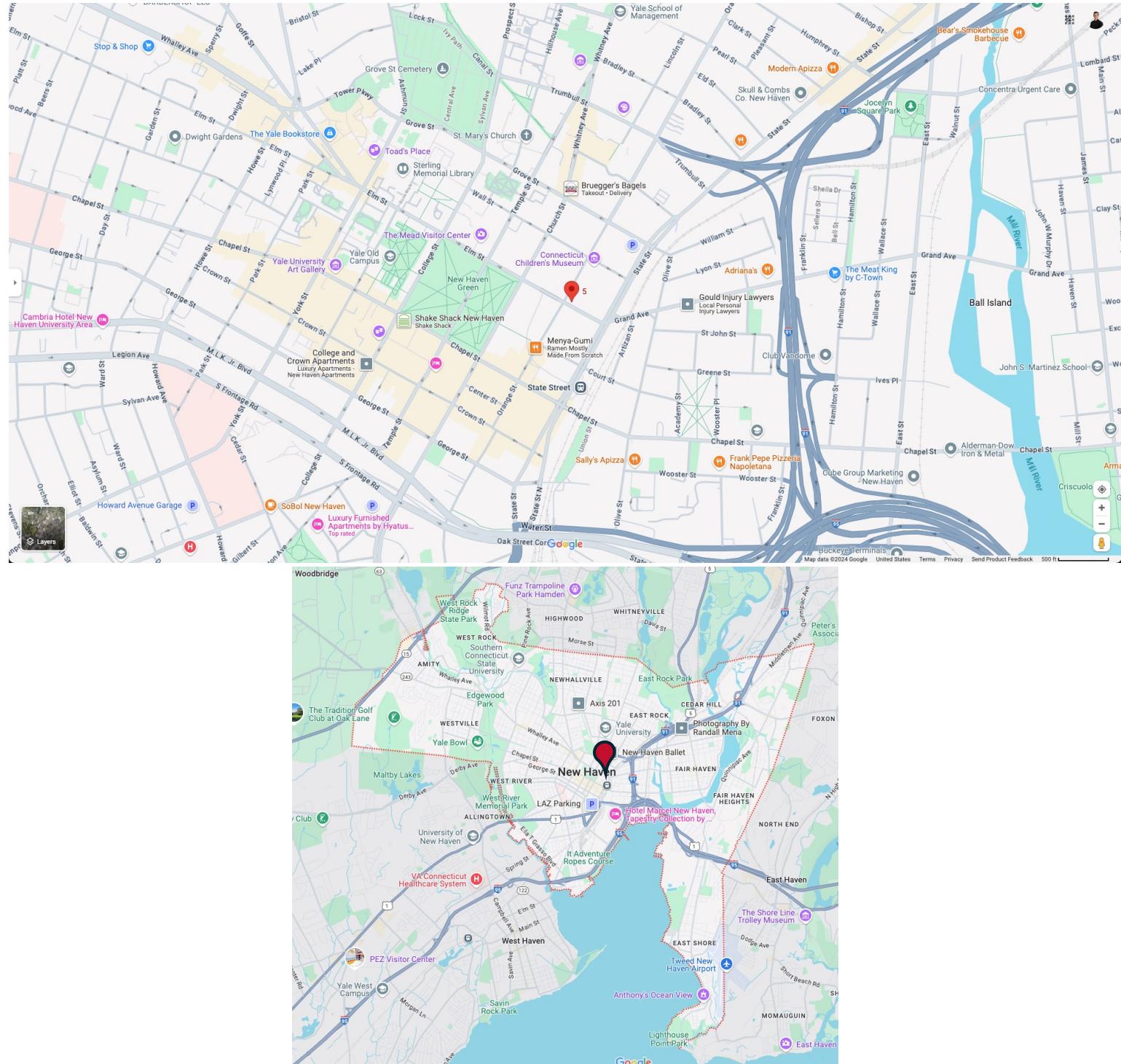
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Maps



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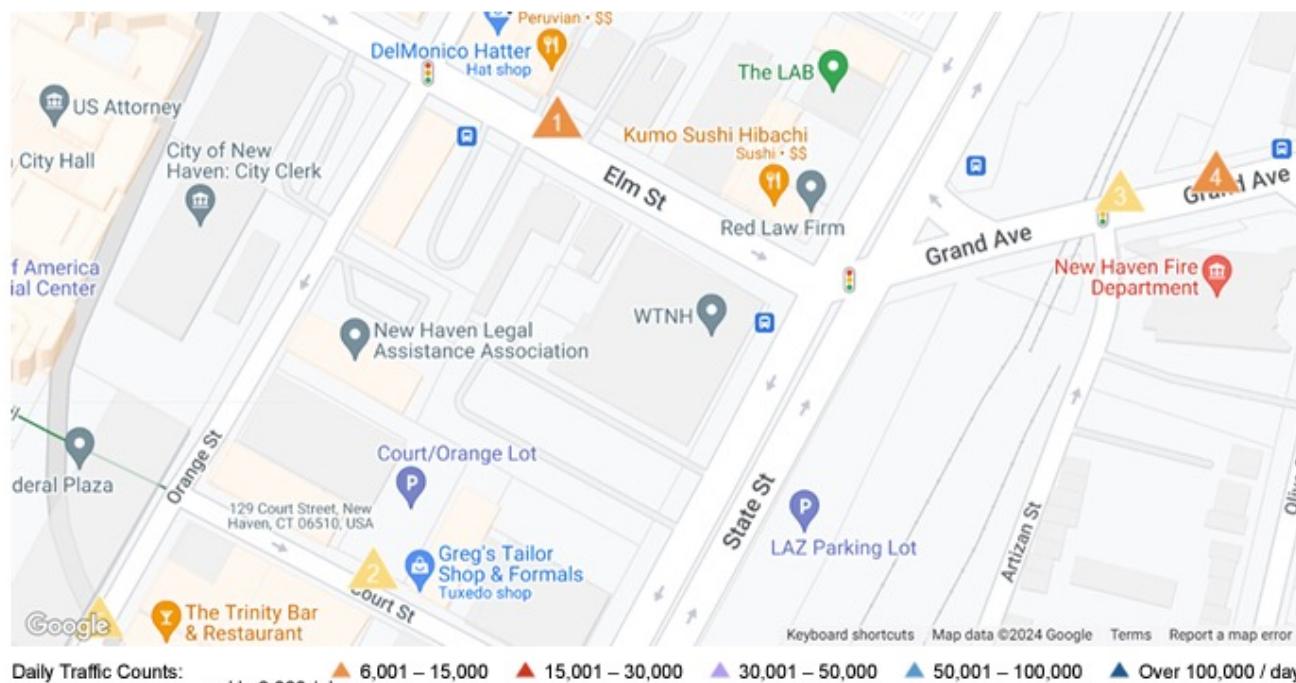
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Traffic Counts



1	9,975
2023 Est. daily traffic counts	
Street: Elm St	Street: Court St
Cross: Orange St	Cross: Orange St
Cross Dir: NW	Cross Dir: NW
Dist: 0.03 miles	Dist: 0.04 miles
Historical counts	Historical counts
Year	Year
Count	Count
Type	Type
2013	2012
▲ 10,022	▲ 900
ADT	ADT

2	894
2023 Est. daily traffic counts	
Street: Court St	Street: Grand Avenue
Cross: Orange St	Cross: Artizan St
Cross Dir: NW	Cross Dir: SW
Dist: 0.04 miles	Dist: –
Historical counts	Historical counts
Year	Year
Count	Count
Type	Type
2009	2012
▲ 900	▲ 900
ADT	ADT

3	5,894
2023 Est. daily traffic counts	
Street: Grand Avenue	Street: Grand Ave
Cross: Artizan St	Cross: Artizan St
Cross Dir: SW	Cross Dir: W
Dist: –	Dist: 0.02 miles
Historical counts	Historical counts
Year	Year
Count	Count
Type	Type
2021	2012
▲ 5,900	▲ 8,900
AADT	ADT

4	7,608
2023 Est. daily traffic counts	
Street: Grand Ave	Street: Grand Ave
Cross: Artizan St	Cross: Artizan St
Cross Dir: W	Cross Dir: W
Dist: 0.02 miles	Dist: 0.02 miles
Historical counts	Historical counts
Year	Year
Count	Count
Type	Type
2009	2012
▲ 7,000	▲ 8,900
ADT	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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2024 Town Profile

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New Haven, Connecticut

General

ACS, 2018-2022	New Haven	State
Current Population	135,736	3,611,317
Land Area mi^2	19	4,842
Population Density $people\ per\ mi^2$	7,262	746
Number of Households	52,977	1,409,807
Median Age	31	41
Median Household Income	\$54,305	\$90,213
Poverty Rate	25%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
① Educational Services Educational Services	25,341	100%
② Health Care and Social Assistance Hospitals	18,185	46%
③ Government Local Government	8,402	65%
④ Admin and Support and Waste Mgt Administrative and Support Services	6,726	93%
⑤ Professional, Scientific, and Tech Svc Professional, Scientific, and Tech Svc	4,812	100%
Total Jobs, All Industries	91,144	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	1,103	1,229	1,746	1,672	1,768

Total Active Businesses 10,754

Key Employers

Data from Municipalities, 2024

- Yale New Haven Health
- Yale University
- Southern Connecticut State University
- Knights of Columbus
- AstraZeneca Alexion

Schools

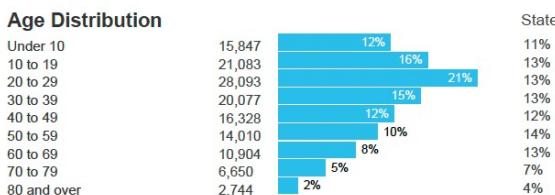
CT Department of Education, 2023-24

School Districts

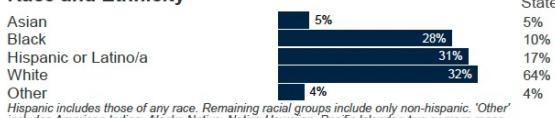
	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Amistad Academy District	K-12	1,125	0	95%
Booker T. Washington Academy	K-8	384	0	
Common Ground High School District	9-12	223	0	88%
Elm City College Preparatory School	K-12	775	0	90%
Elm City Montessori School	PK-8	305	78	
Highville Charter School District	PK-12	504	80	*
New Haven School District	PK-12	18,966	1,168	76%
Statewide	-	512,652	19,530	89%

Demographics

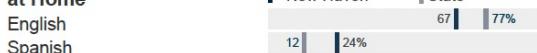
ACS, 2018-2022



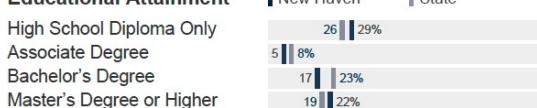
Race and Ethnicity



Language Spoken at Home



Educational Attainment



Housing

ACS, 2018-2022



Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Amistad Academy District	21%	38%
Booker T. Washington Academy	22%	27%
Common Ground High School District		
Elm City College Preparatory School	18%	37%
Elm City Montessori School	28%	42%
Highville Charter School District	9%	20%
New Haven School District	14%	22%
Statewide	42%	48%



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New Haven, Connecticut

Labor Force

CT Department of Labor, 2023

	New Haven	State
Employed	63,850	1,822,090
Unemployed	2,779	71,113

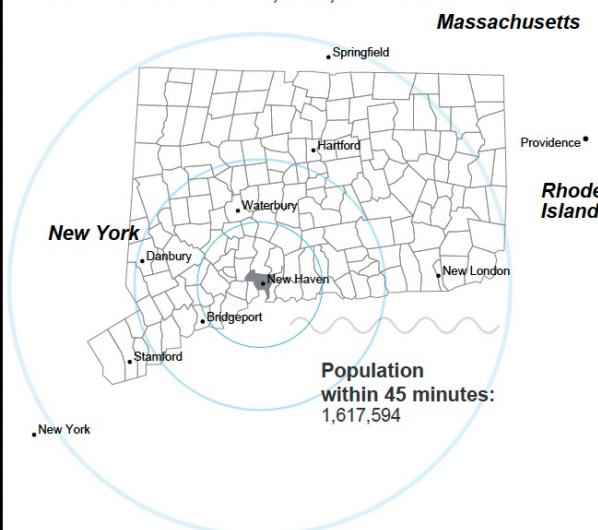
Unemployment Rate

Self-Employment Rate*

*ACS, 2018–2022



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2018–2022

	New Haven	State
Mean Commute Time *	21 min	26 min
No Access to a Car	9	26%

No Internet Access



Commute Mode

	New Haven	State
Public Transport	4	8%
Walking or Cycling	3	14%
Driving	-	65
Working From Home *	12	13%

Public Transit

	New Haven	State
CT transit Service	Local	-
Other Public Bus Operations	-	-
Train Service	Amtrak, Metro-North, Hartford Line, Shore Line East	-

* 5 year estimates include pre-pandemic data

ADVANCECT
CONNECTICUT

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CT data
collaborative



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