

32
ELM STREET
NEW HAVEN CT 06510



(959) CALL-KNG

FOR LEASE

700 SF- 750 SF MULTIPLE OFFICE SUITES AVAILABLE



MINUTES FROM I-91 & I-95

PRIME DOWNTOWN LOCATION
WALKING DISTANCE TO CITY HALL & ALL COURTHOUSES



FLOOR PLANS W/ ENSUITE
BATHROOM AND
KITCHENETTE

HC ACCESSIBLE WITH ELEVATOR

WALKING DISTANCE TO NEW HAVEN
CITY HALL & COURTHOUSES

PERFECT FOR ANY PROFESSIONAL

ABUNDANT NATURAL LIGHT

Contact us today

\$1,000 - \$1,300 Per Month

KEN GINSBERG | +203-376-6266 | KEN@KNGREALTY.COM

CALL TODAY FOR A SHOWING

Total SQFT	11593 SQFT
Acreage	0.46
Year Built	1900
Ceiling Height	10
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Construction	Masonry
Heating	Forced Air/Gas
A/C	None
Roof Structure	Gable
# of Floors	2
Parking	Front & Side
Bathrooms	11
Assessment	484,680
Mill Rate	0.0365
Taxes	17,690.82

700 - 750 +/- SF PROFESSIONAL OFFICE SPACES AVAILABLE FOR LEASE. 1ST FL, 2ND FL, & LOWER LEVEL AVAILABLE. IN A CLASSIC COLONIAL STYLE BUILDING, LOCATED IN BUSY DOWNTOWN NEW HAVEN. SOME FLOOR PLANS OFFER AN ENSUITE KITCHENETTE AND ALL OFFER A PRIVATE BATHROOM. WALKING DISTANCE TO NEW HAVEN CITY HALL AND ALL COURTHOUSES. PERFECT FOR INDIVIDUAL ATTORNEY, OR ANY OTHER PROFESSIONAL. ABUNDANT NATURAL LIGHT.

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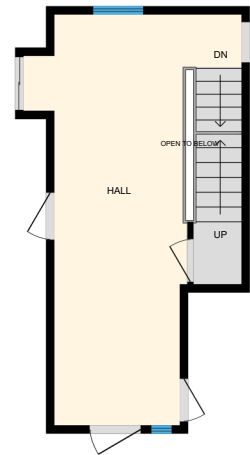
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32 Elm St, New Haven, CT

Main Building: Total Exterior Area Above Grade 3873 sq ft



1st Floor
Exterior Area 2014 sq ft



2nd Floor
Exterior Area 303 sq ft

0 4 8 ft

PREPARED: Jul, 2020

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

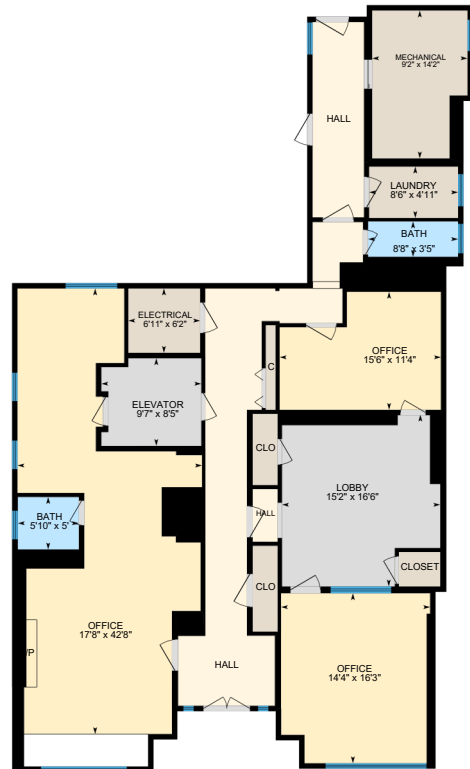
iGUIDE

32 Elm St, New Haven, CT

Main Building: Total Exterior Area Above Grade 3873 sq ft



3rd Floor
Exterior Area 1556 sq ft



Basement (Below Grade)
Exterior Area 2191 sq ft

0 6 12
ft

PREPARED: Jul, 2020

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32 Elm St, New Haven, CT

1st Floor Total Exterior Area 2014 sq ft
Total Interior Area 1915 sq ft



0 4 8 ft

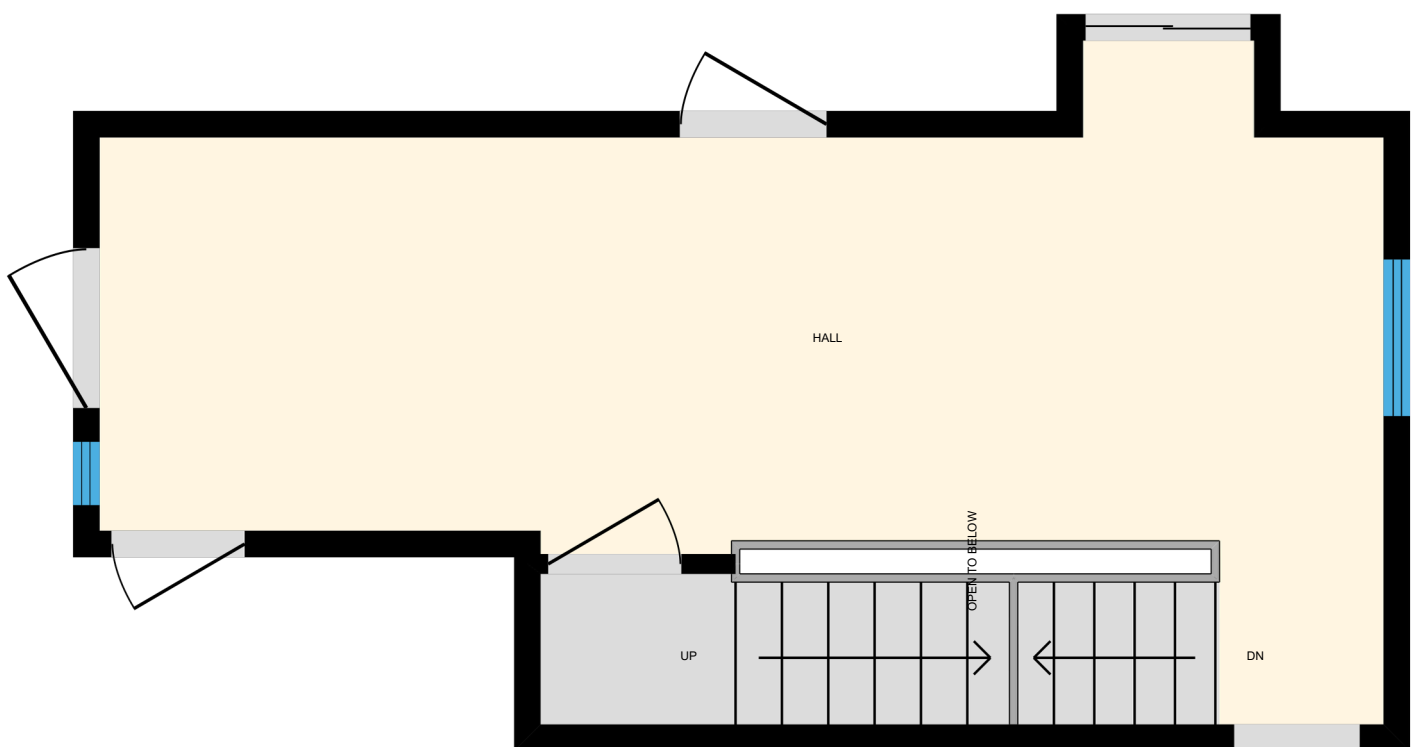
PREPARED: Jul, 2020

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32 Elm St, New Haven, CT

2nd Floor Total Exterior Area 303 sq ft
Total Interior Area 261 sq ft



0 2 4 ft

PREPARED: Jul, 2020



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32 Elm St, New Haven, CT

3rd Floor Total Exterior Area 1556 sq ft
Total Interior Area 1460 sq ft



0 3 6 ft

PREPARED: Jul, 2020



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32 Elm St, New Haven, CT

Basement Total Exterior Area 2191 sq ft
Total Interior Area 2062 sq ft



0 6 12
ft

PREPARED: Jul, 2020



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