

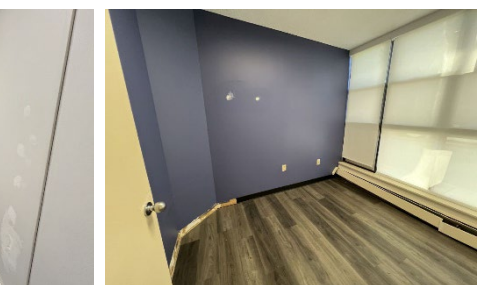
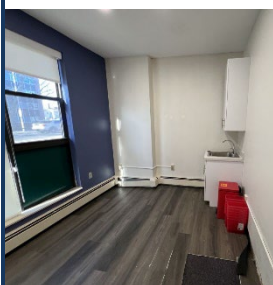
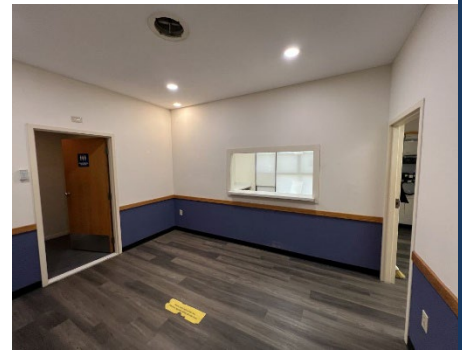
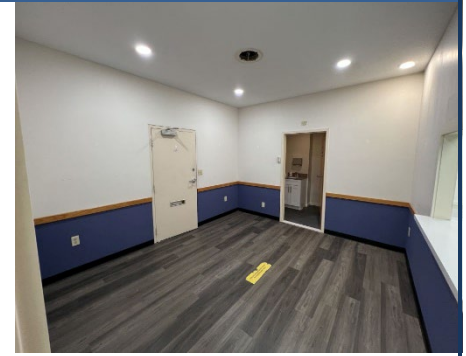
FOR LEASE | 1,043± SF GROUND FLOOR MEDICAL OFFICE SPACE PART OF THE 18 HIGH STREET DEVELOPMENT



New Haven Towers, 129 York Street, New Haven, CT 06511

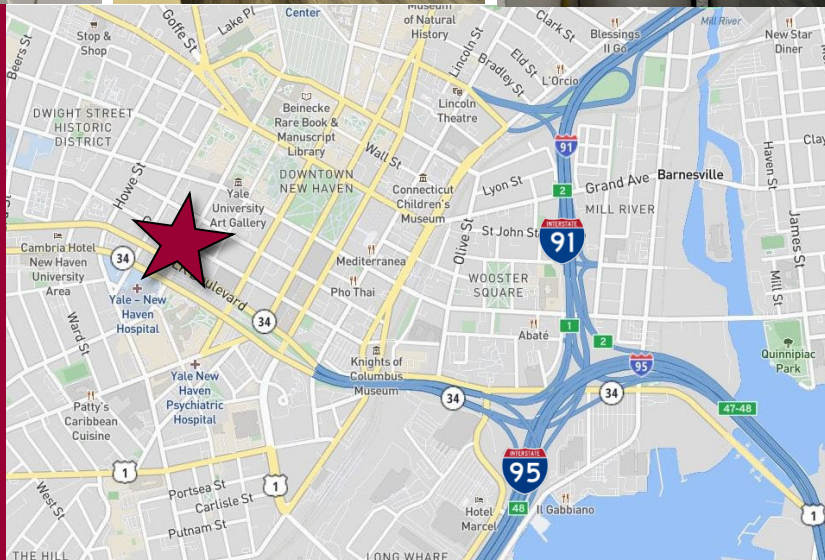
LEASE RATE: \$26.50/SF Gross + Electric

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- New Haven Towers – 1,500 Residents in complex!
- 102,024± SF Residential Apartment Building
- **1,043± SF Medical / Office space for Lease on 1st Floor**
- Former NEMG space
- Private Parking Garage – Spaces included with Lease
- Close proximity to Yale University & YNHH
- 97% Walk Score – a walker's paradise
- Many area amenities

For more information contact: Will Braun, SIOR, CCIM | 203-804-6001 | wbraun@orlcommercial.com

Nick Leone | 203-903-6709 | nleone@orlcommercial.com OR J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

O,R&L Commercial, LLC | www.orlcommercial.com

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

2 Summit Place, Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 102,024± SF
RENTABLE AREA 85,592± SF
AVAILABLE AREA 1,043± SF – First Floor
NUMBER OF FLOORS 8
CONSTRUCTION Masonry
ROOF TYPE T&G Rubber
YEAR BUILT 1960

SITE INFORMATION

SITE AREA 1.28± Acres
ZONING BD
PARKING Private Parking Garage
Spaces included with Lease
SIGNAGE Lobby
VISIBILITY Excellent
HWY ACCESS I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED Wet
ELEVATOR(S) Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
Plus parking at market rate

UTILITIES

SEWER City
WATER City
GAS Yes

TAXES

ASSESSMENT \$18,627,014 (w/exemption)
MILL RATE 38.5
TAXES \$717,140.04

COMMENTS

O,R&L Commercial is pleased to offer 1,043± SF of first floor Medical/Office space for Lease in New Haven Towers, a residential apartment building with over 1,500 residents located in a highly desirable downtown area of New Haven. The space is former medical office space. The office is immediately surrounded by 132 residential apartments, 10,000 SF of retail, 9,000 SF of hub amenities with basement level parking and is only a short walk to Yale University and downtown New Haven. This is an ideal location and space for a dental or other medical practice.

DIRECTIONS

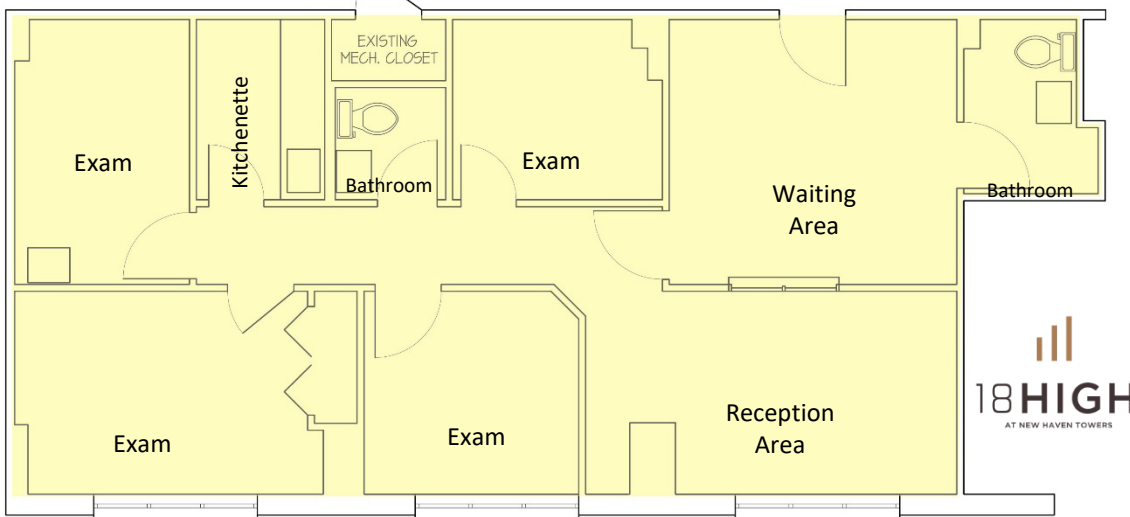
I-95 to Exit 47, continue on Oak St Connector to Route 34 W to N. Frontage Rd / MLK Jr Blvd to York St

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- New Haven Towers – 1,500 Residents in complex!
- 102,024± SF Residential Apartment Building
- **1,043± SF Medical / Office space for Lease on 1st Floor**
- Former Northeast Medical Group Space
- Private Parking Garage – Spaces included with Lease
- Close proximity to Yale University & YNHH
- 97% Walk Score – a walker's paradise



FOR LEASE - 1,043± SF Medical / Office Space



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