

FOR LEASE | 2,000-5,000± SF STREET LEVEL RETAIL SPACE

PRIME DOWNTOWN LOCATION SURROUNDED BY RESIDENTIAL APTS



841 Chapel Street, New Haven, CT 06510

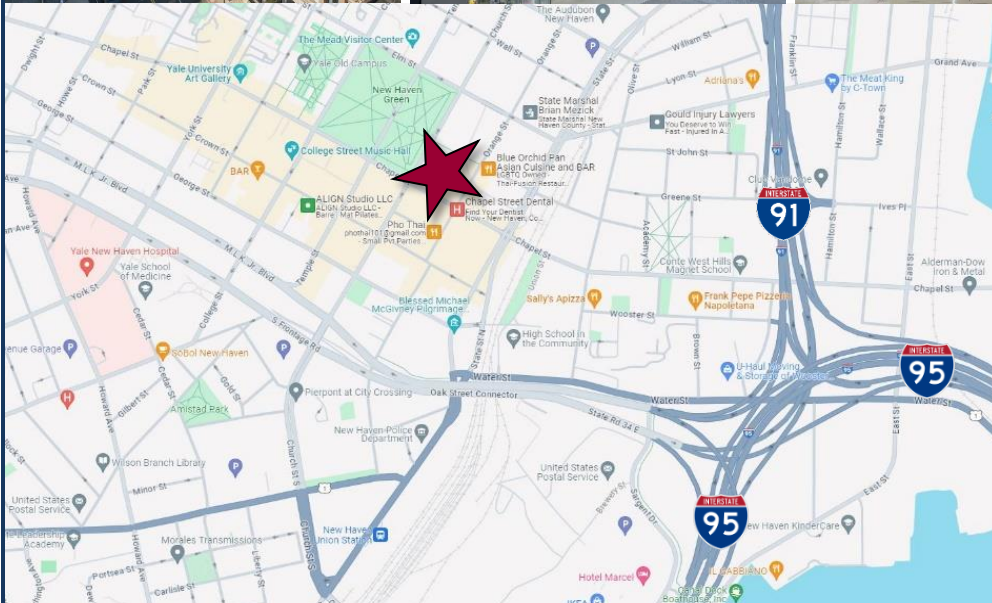
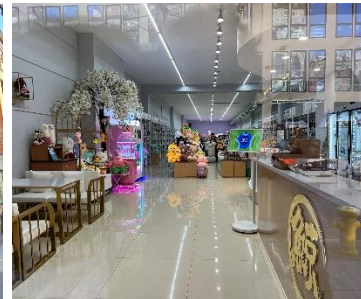
LEASE RATE: \$22/SF NNN

Ranked in Top 50

Commercial Firms in U.S.



162-Unit Student Housing
across from 841 Chapel Street



Property Highlights

- Prime Downtown New Haven Location
- Situated on the edge of New Haven Green
- 5,000± SF Street Level Retail Space for Lease. Divisible to 2,000± SF.
- Located in a 3-Story Mixed-Use Building
- Yale Community
- High Traffic & Visibility
- 162-Unit Student Housing Development Under Construction Across Street
- Directly Adjacent to very popular Tous Les Jours Café
- Close Proximity to over 1,000 Residential Units Currently Under Construction

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

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • 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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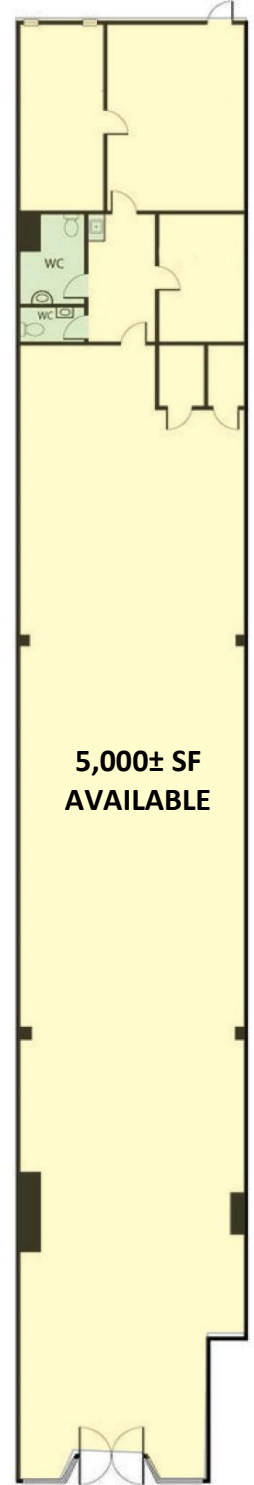
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Floor Plan



841 Chapel Street Property Highlights

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- 162-Unit Student Housing Development Across the Street
- Directly Adjacent to very popular Tous Les Jours Café
- Close Proximity to over 1,000 Residential Units
- Many Amenities Nearby

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BUILDING INFORMATION

GROSS BLDG AREA	12,740± SF – Includes Lower Level
AVAILABLE AREA	5,018± SF – Street Level Retail
MINIMUM AREA	2,000± SF
BASEMENT	5,018± SF Basement Included
NUMBER OF FLOORS	3 – Story Building
CEILING HEIGHT	17 Feet
CONSTRUCTION	Masonry
ROOF TYPE	T&G Rubber
YEAR BUILT	1900

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central A/C & Heat
TYPE OF HEAT	Natural Gas
ELECTRIC SERVICE	400amp

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

COMMENTS

O,R&L Commercial is pleased to offer 2,000 - 5,000± SF of street level Retail space for Lease located at 841 Chapel Street in downtown New Haven. Located in one of the highest trafficked and developing areas of the city, a 162-unit student housing development is currently under construction across the street and set to be completed in 2024. One block away is the ever popular Elm City Market, along with the 360 State high-rise consisting of 500 residential apartments. The available space is a wide-open concept with matching basement included for storage. Walking distance to Yale University's campus, as well as the New Haven town green and Yale New Haven Hospital.

DIRECTIONS

I-95 to Exit 47 toward Martin Luther King Blvd/Downtown New Haven to Oak St Connector to Church St to Chapel St.

SITE INFORMATION

SITE AREA	0.12± Acre
ZONING	BD1
PARKING	Street & Nearby Lots
SIGNAGE	On Building
VISIBILITY	Excellent
FRONTAGE	26' – Building Frontage
HWY ACCESS	I-91 & I-95

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

TAXES

ASSESSMENT	\$763,700
MILL RATE	37.2 / 2.14
TAXES	\$30,043.96

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- Close Proximity to over 1,000 Residential Units Currently Under Construction
- Many area amenities
 - Shopping
 - Banking
 - Dining



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