



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

19 Elm Street, New Haven

FOR LEASE
Asking Price Upon Request



A Modern Mixed-Use Landmark in the Heart of New Haven



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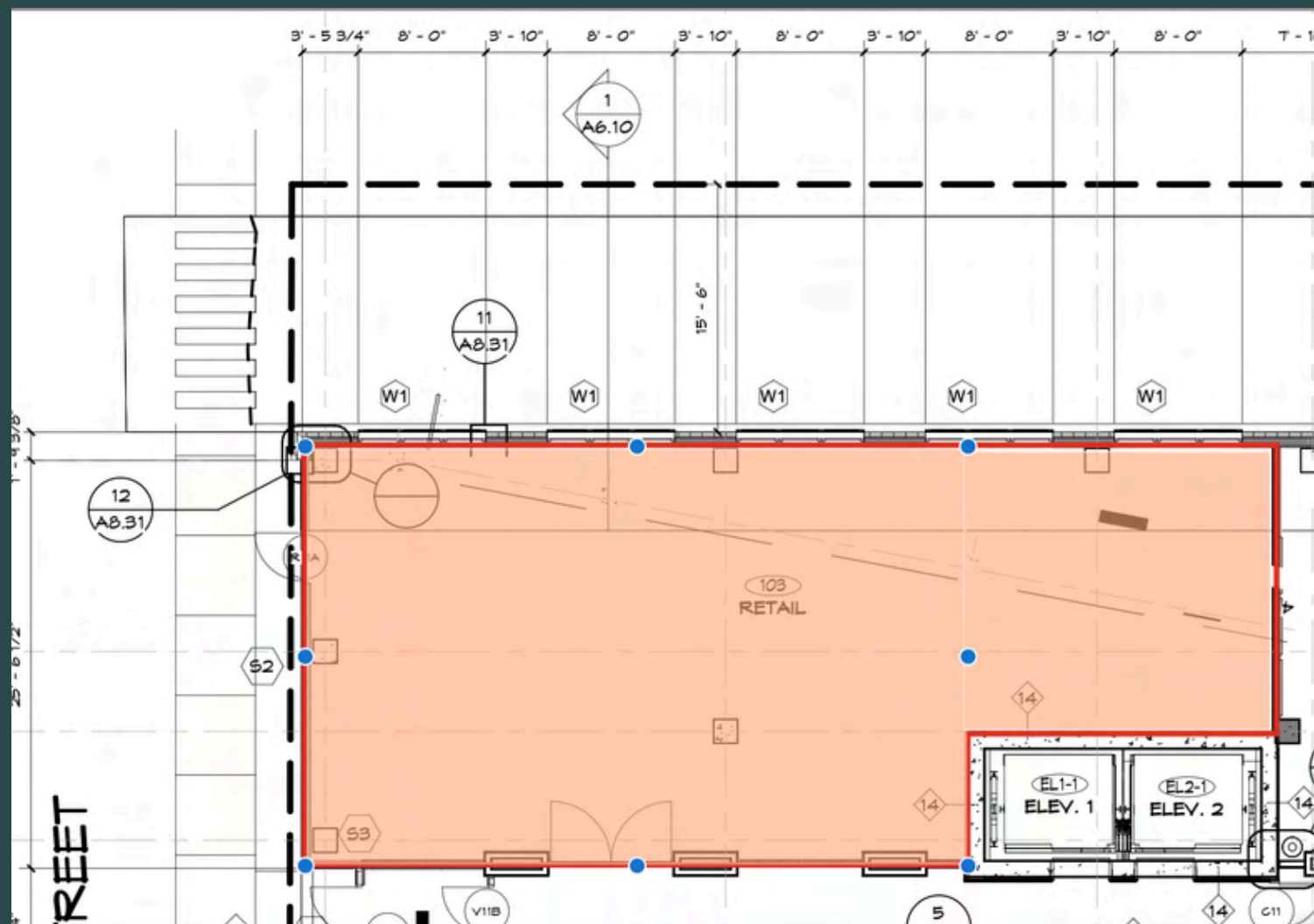
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117 River Street, Milford, CT 06460



Investment Highlights



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- 1,500 SF Ground-Floor Retail Space + 1,100 SF Usable Basement
Ideal for coffee shop, boutique fitness, service retail, or neighborhood-oriented commercial uses.
- New Haven continues to see strong renter demand supported by its university-driven economy and expanding life science sector.
- Modern Mixed-Use Design with 96 high-quality residential units paired with ground-floor retail/office space suited for neighborhood.
- Energy-Efficient Development C-PACE-funded improvements reduce operating costs.

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New Haven: Where History Meets a Thriving Modern Urban Core



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New Haven stands as one of New England's most dynamic and culturally rich cities an urban hub defined by world-class education, a booming life sciences sector, and unmatched coastal charm. As the home to Yale University and a rapidly growing innovation ecosystem, the city offers a vibrant blend of historic architecture, global talent, diverse dining, and arts-driven energy.



Anchored by Yale University and Yale New Haven Health, fueling year-round economic activity and housing demand. Seamlessly connected by rail, bus, and bike infrastructure with direct access to NYC and Boston.

East Rock Park, Lighthouse Point Beach, and miles of trails and waterfront views. Significant private and public investment in biotech, research, and mixed-use development. New Haven's unique blend of innovation, lifestyle amenities, and historical character makes it one of Connecticut's most desirable urban destinations, perfectly complementing the elevated living experience at 19 Elm Street and its new retail tenant.

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Executive Summary



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The Ballou Team is pleased to present 19 Elm Street, a premier ground-up mixed-use development in the heart of Downtown New Haven. It is designed to meet the needs of today's urban renter and retail tenant. The project combines 96 modern residential units with 1,500 SF of highly visible ground-floor commercial space, creating a well-balanced, community-oriented environment.

Positioned within walking distance of Yale University, Yale New Haven Hospital, major employers, public transportation, and the city's most vibrant dining and cultural amenities, 19 Elm Street is poised to capture strong demand from professionals, students, medical staff, and lifestyle-focused renters seeking high-quality housing in an amenity-rich setting.



With its prime downtown location, contemporary design, and energy-efficient construction, 19 Elm Street stands as a great opportunity for any retail tenant, aligned with the continued growth and revitalization of New Haven's urban core.



Unlock Value in a Proven Growth Market



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READY TO LEASE? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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