

ICONIC FORMER BANK BUILDING



OFFICE/RETAIL/STORAGE
FOR LEASE

45 Church Street
New Haven, CT

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Dramatic ground floor retail space, 2nd and 3rd story office space and dry basement storage space available for lease in downtown New Haven. Constructed in 1906 as the home for the Connecticut Savings Bank, 45 Church Street is highlighted by 48 foot vaulted ceilings in the ground floor retail space and architectural details befitting of an elegant turn of the twentieth century bank building. This 36,456 square foot building is part of the Ninth Square Historic District and retains much of its original grandeur.

LOCATION

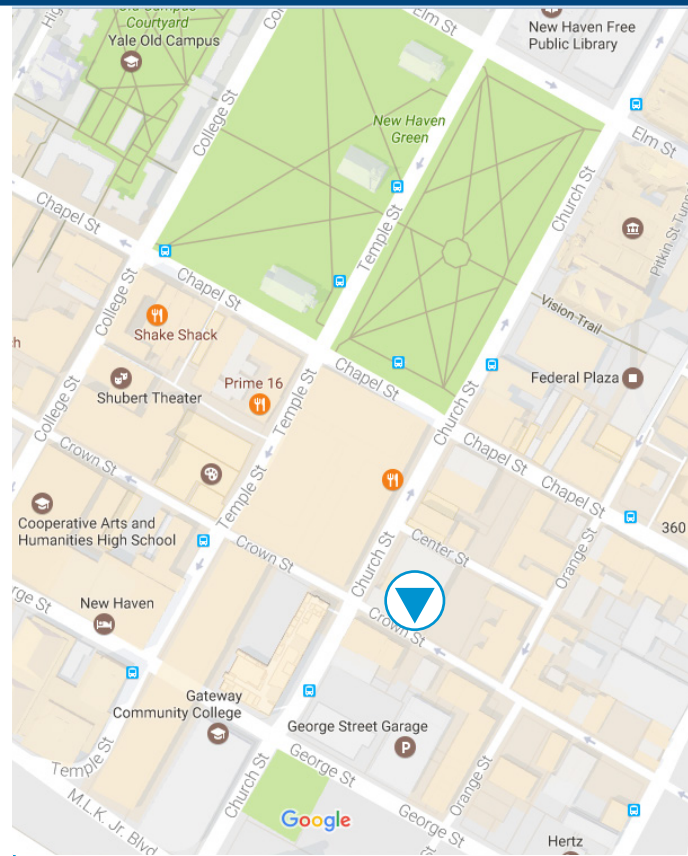
45 Church Street is located along one of the primary entry points into downtown New Haven. Situated in the Ninth Square Historic District, just one block south of the New Haven Green, this distinctive corner property is surrounded by neighboring retailers, restaurants, office buildings, high-density housing and is kitty-corner to Gateway Community College. The property has nearly direct access from Interstates 95 and 91 via Route 34.

Key Features/Highlights

- › 12,534 square feet of dramatic ground floor retail space with 48 foot ceilings, along with upper floor office space and dry basement storage space
- › Located on a corner property along a primary entry point into downtown New Haven, just one block south of the New Haven Green
- › Building is finished with a distinctive marble facade and fluted ionic columns
- › Kitty-corner to Gateway Community College, with an enrollment of nearly 8,000 students
- › Located in the Ninth Square Historic District
- › Thousands of surface and garage parking spaces within convenient walking distance
- › BD-1 zone
- › Traffic count: 13,200 ADT

AVAILABILITY

Floor	Available Space (SF)	Rate (per SF)
Basement	12,500 (storage)	\$8.00 Gross + U
1	12,534 (retail)	\$25.00 NNN
2	6,334 (office)	\$14.50 Gross + U
3	5,079 (office)	\$14.50 Gross + U



Contact

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