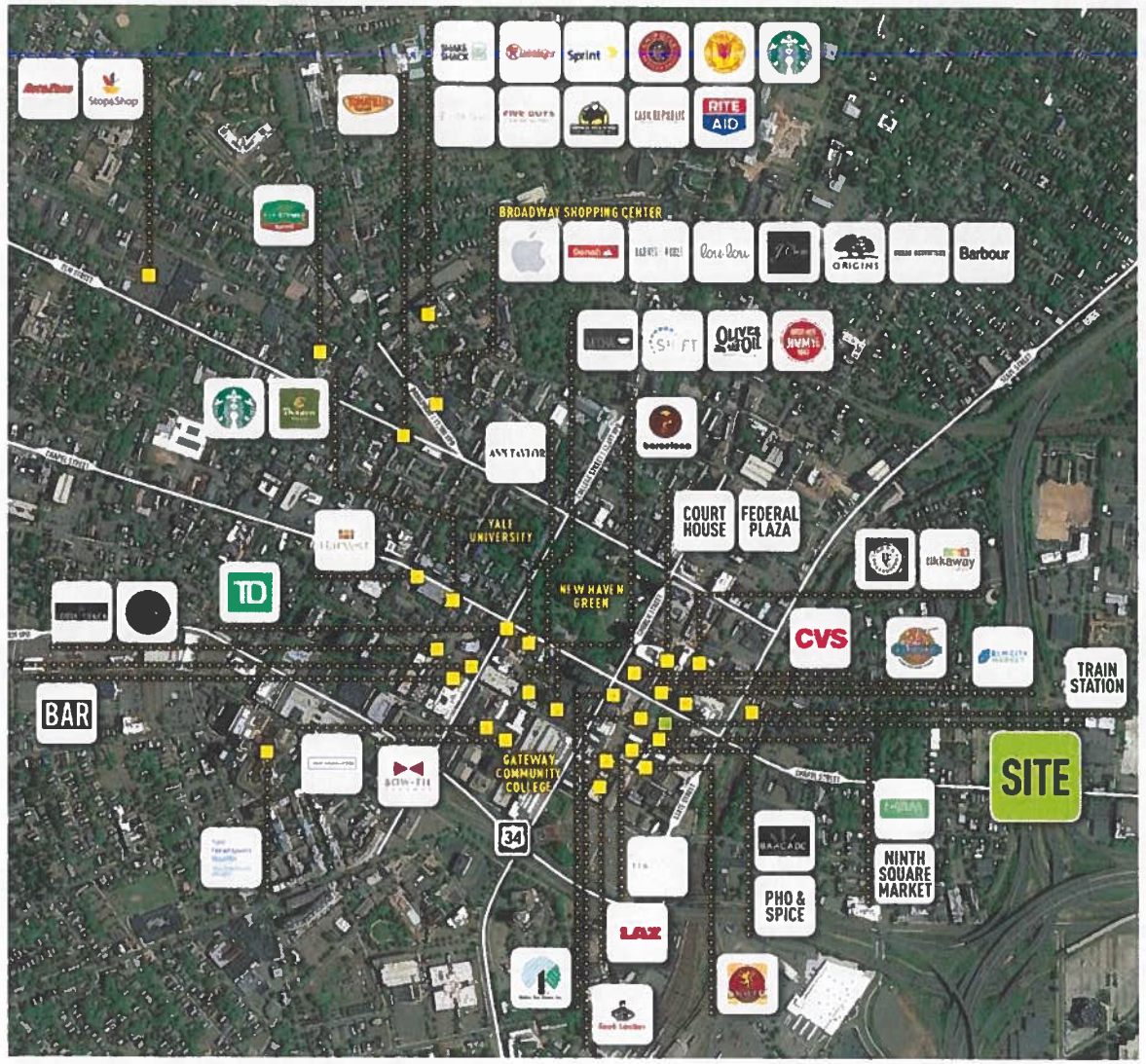
522-528 STATE STREET, NEW HAVEN, CT, 06511 | RESTAURANT/RETAIL SPACE



522-528 State Street, New Haven CT 06511

Building Information

Total Building Square Feet	8,000 SF
Total Building Square Feet Ground Floor	4,000 SF
Year Built	1900
Ceiling Height	11'-0" to Bott of Joists
Construction	Brick/Masonry
HVAC	Heat/AC Package
Number of Floors	2
Bathrooms	2
Frontage on State Street	57'
Zoning	BD
Parking	Not Required
Current C of O	A-2 Assembly Space

522-528 State Street, New Haven CT 06511

Item	Amount	Notes
Rent	Negotiable	Based on Ground Floor Space Only
Escalations	Negotiable	Annual Basis
Lease Term	5 Year Preferred	Longer Term
Extension	1 Year Minimum Preferred	Longer Term

Space	Square Footage	Notes
Total Interior Ground Floor Square Feet	2,350 Sq Ft	Current C of O is for A-2 Assembly Space
Total Interior Cellar Square Feet	2,000 Sq Ft	Current C of O is for Storage Space
Total Exterior Rear Yard	400 Sq Ft	Outdoor Seating Allowed
Total Potential Exterior Rooftop	400 Sq Ft	Subject to Review & Approval of The City of New Haven City Planning, Zoning, and Building Department

Utilities/Taxes/Maintenance	Responsible Party
Electricity	Tenant Pays Directly
Gas	Tenant Pays Directly
Phone Internet	Tenant Pays Directly
Water	Tenant Pays as Reimbursement to Landlord
Sewer	Tenant Pays as Reimbursement to Landlord
Property & CBD Taxes	Landlord Pays
Snow Removal	Tenant Pays Directly