

Exquisite Office Space For Lease

495 Blake Street, New Haven, CT 06515

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 COMMERCIAL DIVISION

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

OVERVIEW

Asking Rent: \$21.00/SF plus heat and electricity

Property Summary:

Position your business in one of New Haven's most vibrant and walkable neighborhoods. This professional office space offers a rare opportunity to occupy a substantial, well-appointed office environment in the heart of the Westville business district.

Strategically located near Whalley Avenue, the property benefits from excellent accessibility, strong daily traffic counts, and a built-in customer base from the surrounding residential community. The space is ideally suited for professional services firms, administrative offices seeking a highly visible and convenient location.

The property is positioned minutes from Southern Connecticut State University, providing access to thousands of students, faculty, and staff, as well as a steady stream of nearby residents living in the many apartment buildings throughout the Westville neighborhood.

Highlights

- Two floors of attractive professional office space
- Located in desirable Westville neighborhood of New Haven
- Campus-like setting
- Immediate access Whalley Avenue commercial corridor
- Surrounded by dense residential housing & neighborhood amenities
- Minutes to Southern Connecticut State University & 15-minute drive to Yale University
- Ideal for professional services, counseling practices, or corporate offices
- Convenient access to Downtown New Haven, I-95, I-91 & Rt. 15
- Ample on-site parking

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FEATURES



- 70,000 square foot building
- 4.03 acre lot
- 7,638 square foot office space on two floors
- Direct access to space
- Unique architectural design
- Exposed brick throughout
- Interior Restrooms
- 2 Kitchenettes/break-rooms
- 9 Large private offices
- 5 Conference rooms

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First Floor



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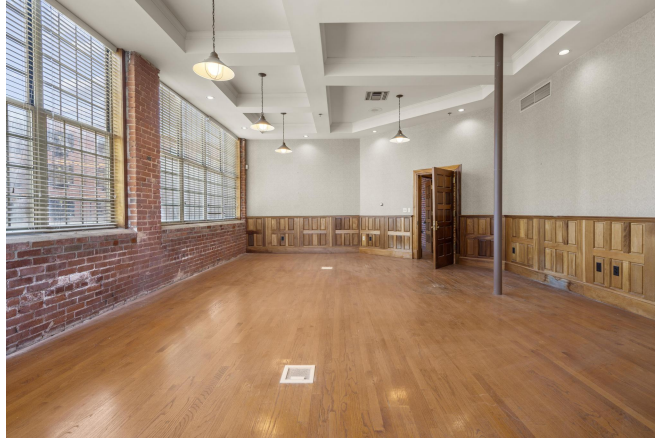


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First Floor Kitchen



Second Floor



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Second Floor



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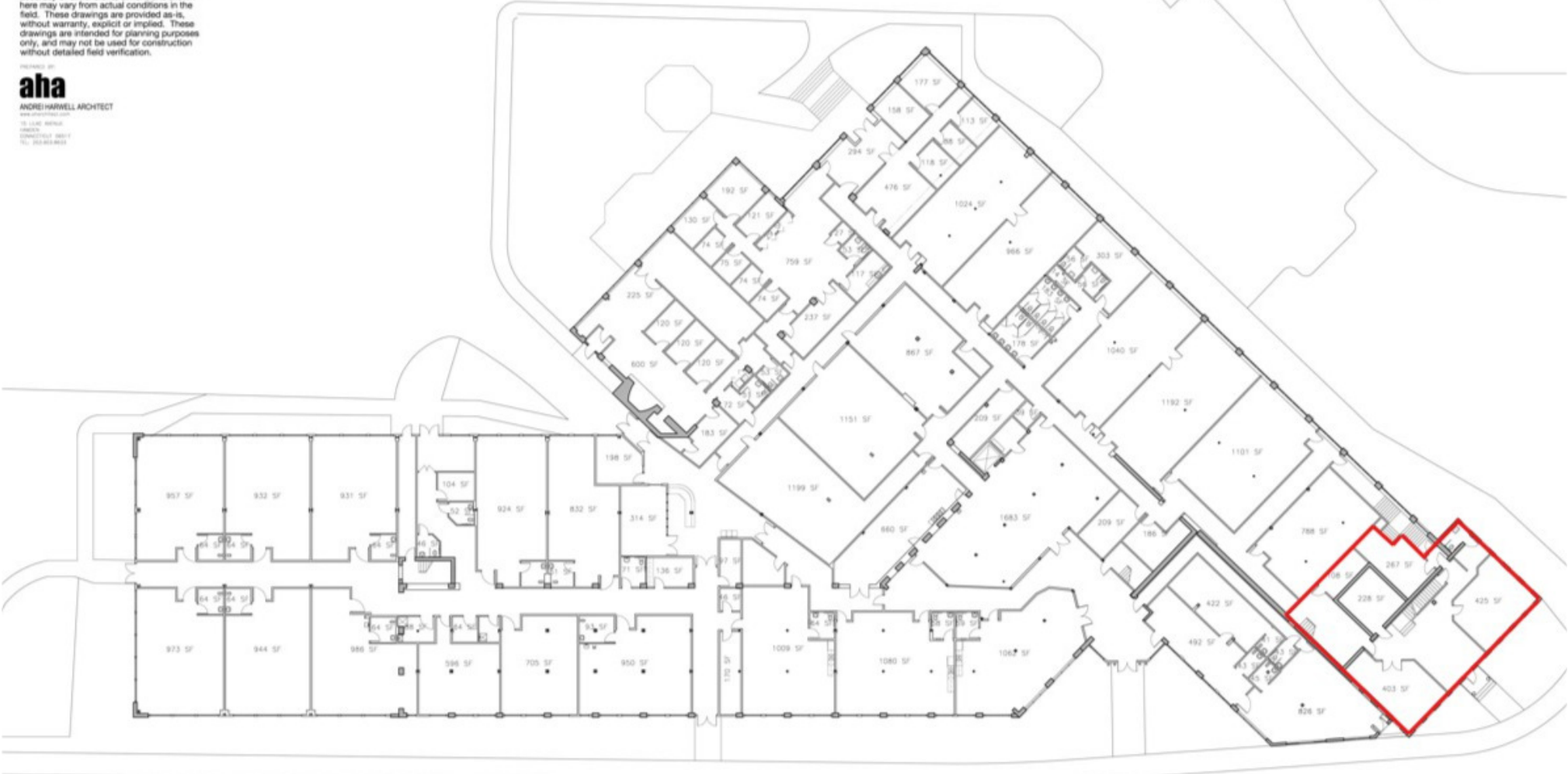
FLOOR PLAN - First Floor

495 BLAKE STREET
NEW HAVEN, CONNECTICUT
LEVEL 1 PLAN



DRAWINGS ISSUED: 13 JANUARY 2022
These drawings have been prepared based on extensive manual field measurements. While every effort has been made to assure accuracy of dimensions, dimensions shown here may vary from actual conditions in the field. These drawings are provided as-is, without warranty, explicit or implied. These drawings are intended for planning purposes only, and may not be used for construction without detailed field verification.

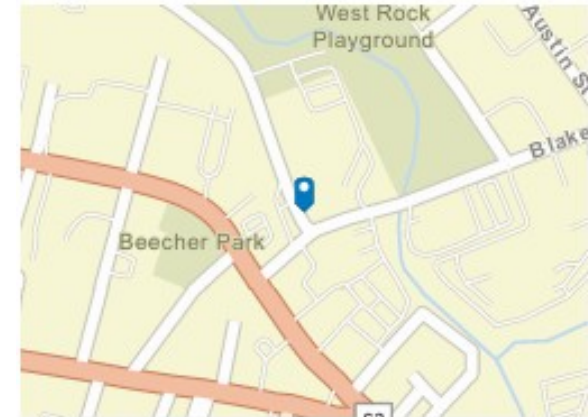
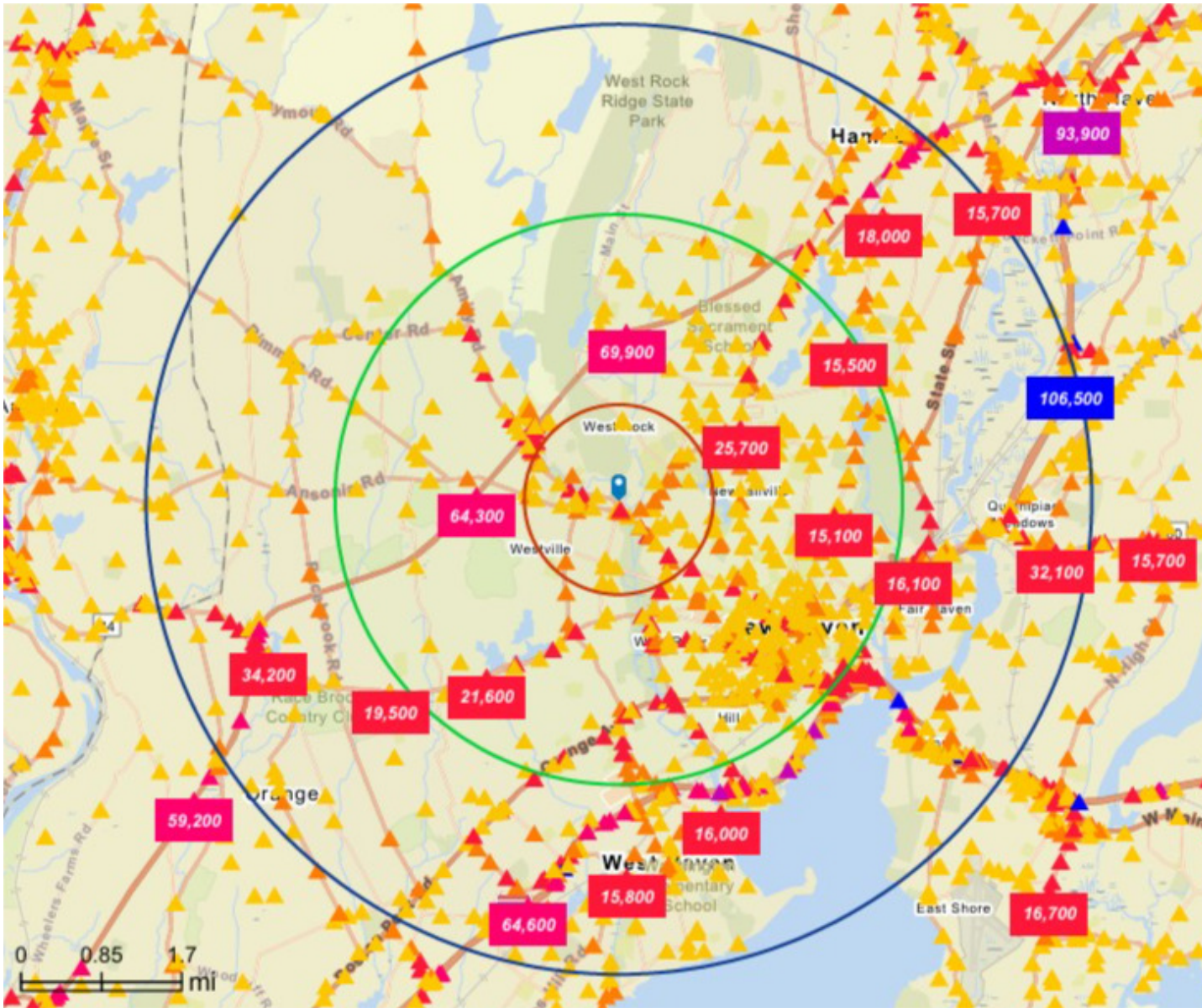
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FLOOR PLAN - Second Floor



TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

Traffic Count Map

495 Blake St, New Haven, Connecticut, 06515

Rings: 1, 3, 5 mile radii

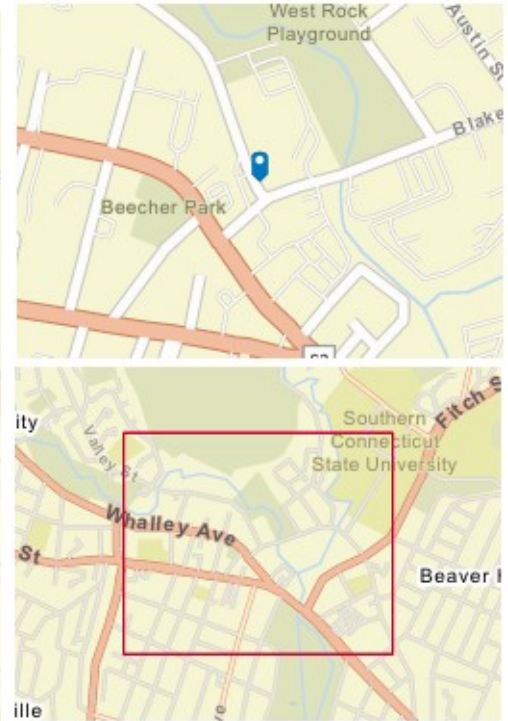
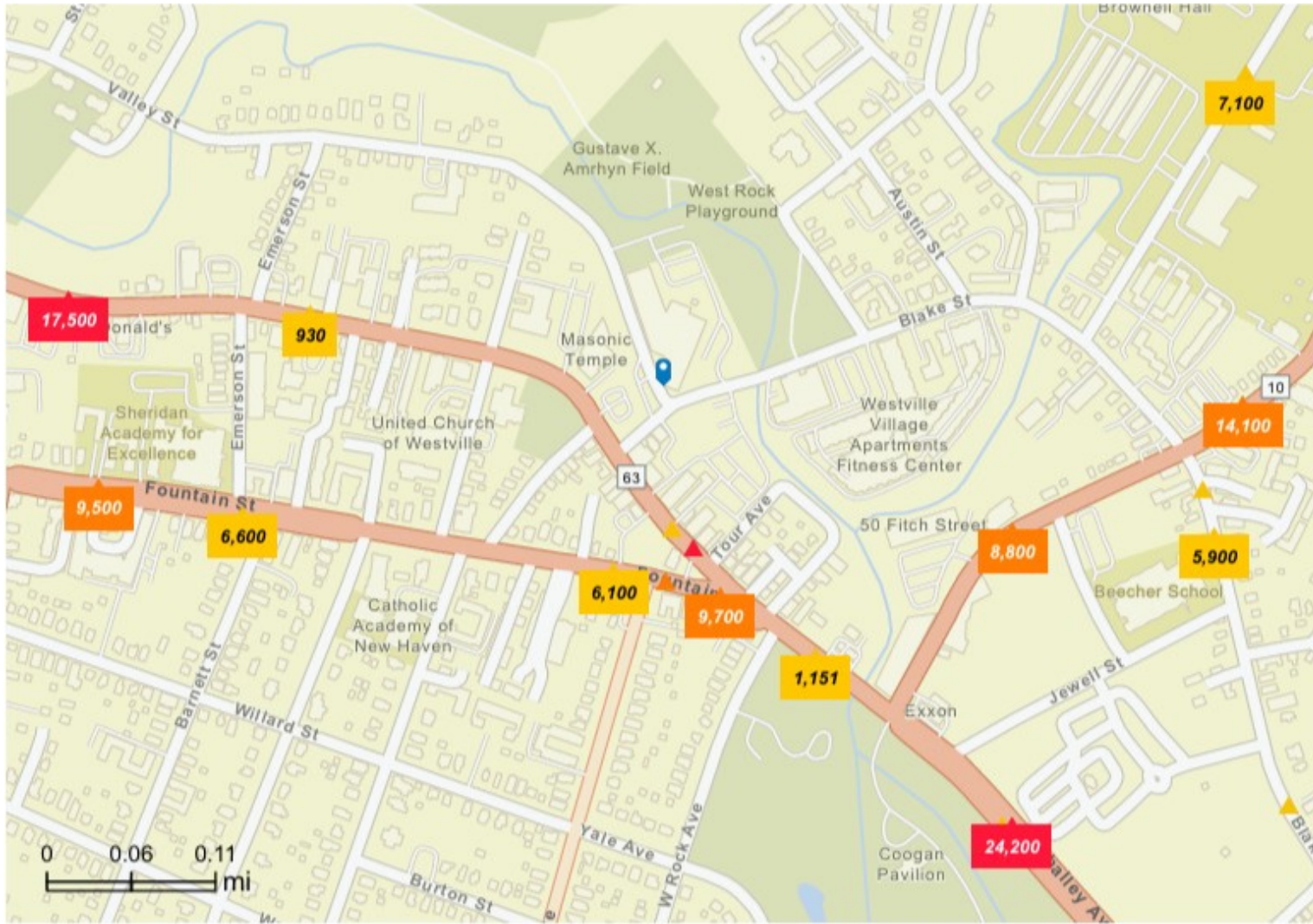


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TRAFFIC COUNTS - CLOSE UP



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

Traffic Count Map - Close Up

495 Blake St, New Haven, Connecticut, 06515

Rings: 1, 3, 5 mile radii



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LOCATION



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	· 19,166	· 133,649	· 244,089
Median Age	· 33.0	· 32.6	· 35.5
Median Household Income	· \$71,054	· \$62,506	· 65,884
Average Household Income	· \$99,470	· \$92,331	· \$96,455

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ABOUT THE FEBBRAIO COMMERCIAL TEAM

at Berkshire Hathaway HomeServices

Our team brings together a complementary blend of market expertise, investment analysis, and transaction experience across Fairfield County and the broader Connecticut commercial real estate market. With a focus on investment sales, landlord representation, and development advisory, we work closely with private investors, property owners, and developers to position assets for maximum value and long term performance.

We specialize in mixed use, retail, and multifamily properties, providing clients with in depth market insight, financial underwriting capabilities, and targeted marketing strategies designed to attract qualified buyers. Our approach combines local knowledge with a disciplined understanding of market trends, zoning considerations, and redevelopment potential, allowing us to effectively guide clients through acquisitions, dispositions, and repositioning opportunities.

Known for our collaborative style and responsive communication, we are committed to delivering thoughtful advisory services that align with client objectives while navigating the complexities of today's investment environment.

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