

YOUR NEXT OFFICE OR RETAIL SPACE IN EAST ROCK AWAITS!

934 STATE ST
NEW HAVEN, CT 06511



Prime Corner. Vibrant Neighborhood.

Endless Possibilities.

EXCELLENT VISIBILITY | PRIME LOCATION


KNG
REALTY
(959) CALL-KNG

IDEAL USES:



Boutique Retail



Professional Office



Wellness Services



Salon / Beauty



934 STATE STREET | NEW HAVEN, CT
(EAST ROCK)



588 SF GROUND-FLOOR COMMERCIAL
SPACE



\$2,500/MONTH + UTILITIES
AVAILABLE DECEMBER 1ST

**OPPORTUNITIES LIKE THIS IN EAST
ROCK DON'T LAST.**

LOOKING FOR A BRIGHT, VERSATILE SPACE IN ONE
OF NEW HAVEN'S MOST DESIRABLE
NEIGHBORHOODS? THIS **GROUND-FLOOR**
COMMERCIAL SUITE AT 934 STATE STREET OFFERS
THE **PERFECT OPPORTUNITY** FOR OFFICE, RETAIL,
CREATIVE, OR SERVICE-BASED BUSINESSES
LOOKING TO ESTABLISH THEMSELVES IN THE
VIBRANT **EAST ROCK COMMUNITY.**

Contact us today

PHIL BRILLANT | PHIL@KNGREALTY.COM | 551-232-1335

CALL TODAY FOR A SHOWING

PROPERTY DETAILS

Total SQFT	3,778 SF
Available SF	588 SF
Year Built	1900
Ceiling Height	9'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Construction	Clapboard
Heating	Oil/Gas
A/C	Partial
Zone	BA



✦ HIGHLIGHTS

- Abundant natural light from large storefront windows
- Flexible open floor plan—ideal for collaborative workspaces or easily partitioned into private offices or cubicles
- Prominent corner location at State Street & Bishop Street
- High ceilings with endless possibilities to make the space your own
- Excellent visibility and easy access for clients and customers
- Available for occupancy December 1st

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