

# OFFICE / RETAIL SPACE AVAILABLE

129 Church Street, New Haven, CT



To arrange a tour contact:  
Silvester Garza  
203-226-7101 Ext 8  
silvester@vidalwettenstein.com

To arrange a tour contact:  
Krisztina Kranicz  
203-226-7101 Ext 6  
krisztina@vidalwettenstein.com

## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

# 129 Church Street, New Haven, CT

Position your business in the heart of Downtown New Haven at 129 Church Street, a historic mixed-use office and retail building offering flexible leasing opportunities from 820 SF up to 6,023 SF. This professionally managed 8-story property features fully built-out office suites with mostly open floor plans, making it ideal for professional offices, medical users, creative firms, startups, and retail concepts.

Located directly across from the New Haven Green and adjacent to the Federal Courthouse, the property offers exceptional visibility, convenient access to I-95, Route 34, and Union Station, plus outstanding walkability, and public transportation access.

Tenants benefit from on-site amenities including controlled access, fitness center, food service, signage opportunities, and professional property management.

With negotiable lease terms, immediate availability, and a prime downtown location surrounded by restaurants, banks, Yale-affiliated institutions, and major employers, 129 Church Street provides an excellent opportunity for businesses seeking a central and vibrant New Haven presence.

# 129 Church Street, New Haven, CT

## PROPERTY DETAILS

Space Available: 11,897± SF, 1<sup>st</sup> & 2<sup>nd</sup> floor

Min: 820 SF- Max: 6,023 SF

Land Area: .33 acre

Zoning: BD-1

Parking: street parking

Elevators: 3

Age: 1900±

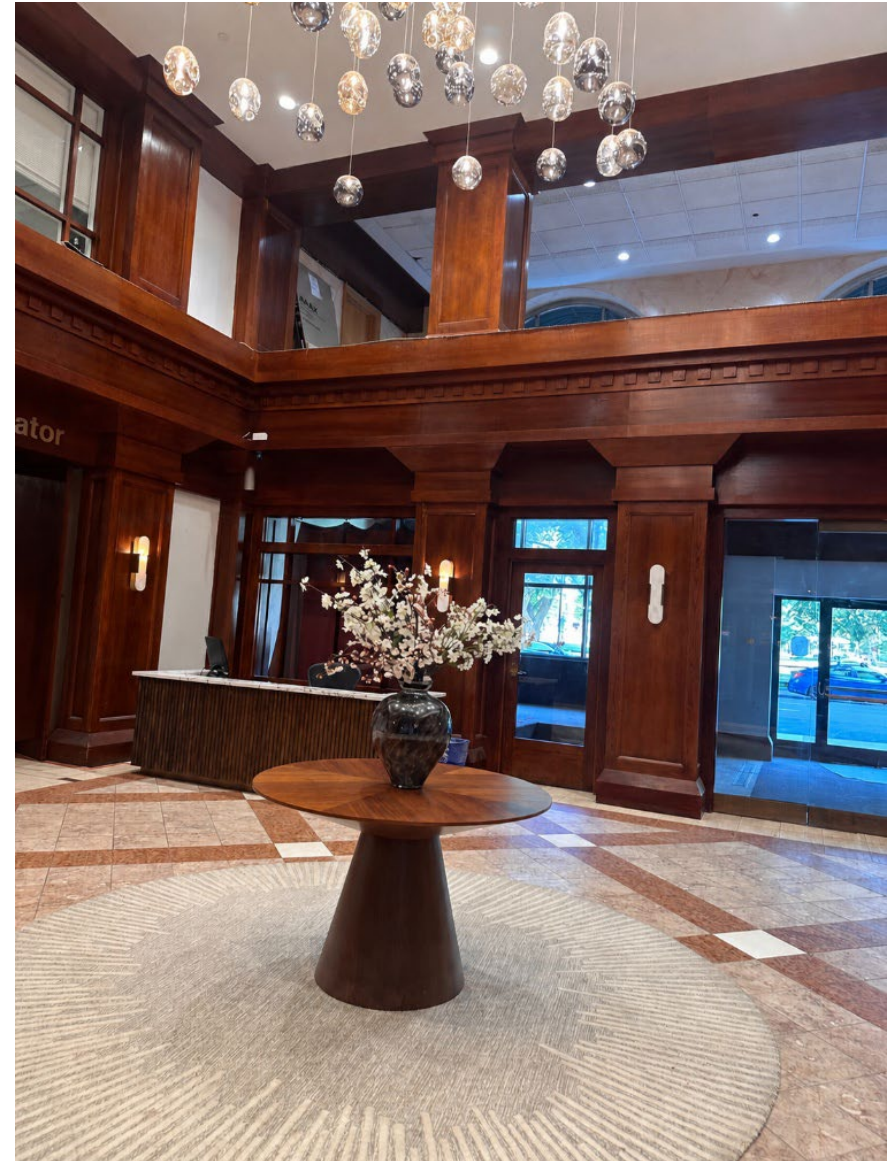
Sprinkler: yes, wet system

Heat: FA/HW/ST

Air condition: Central air

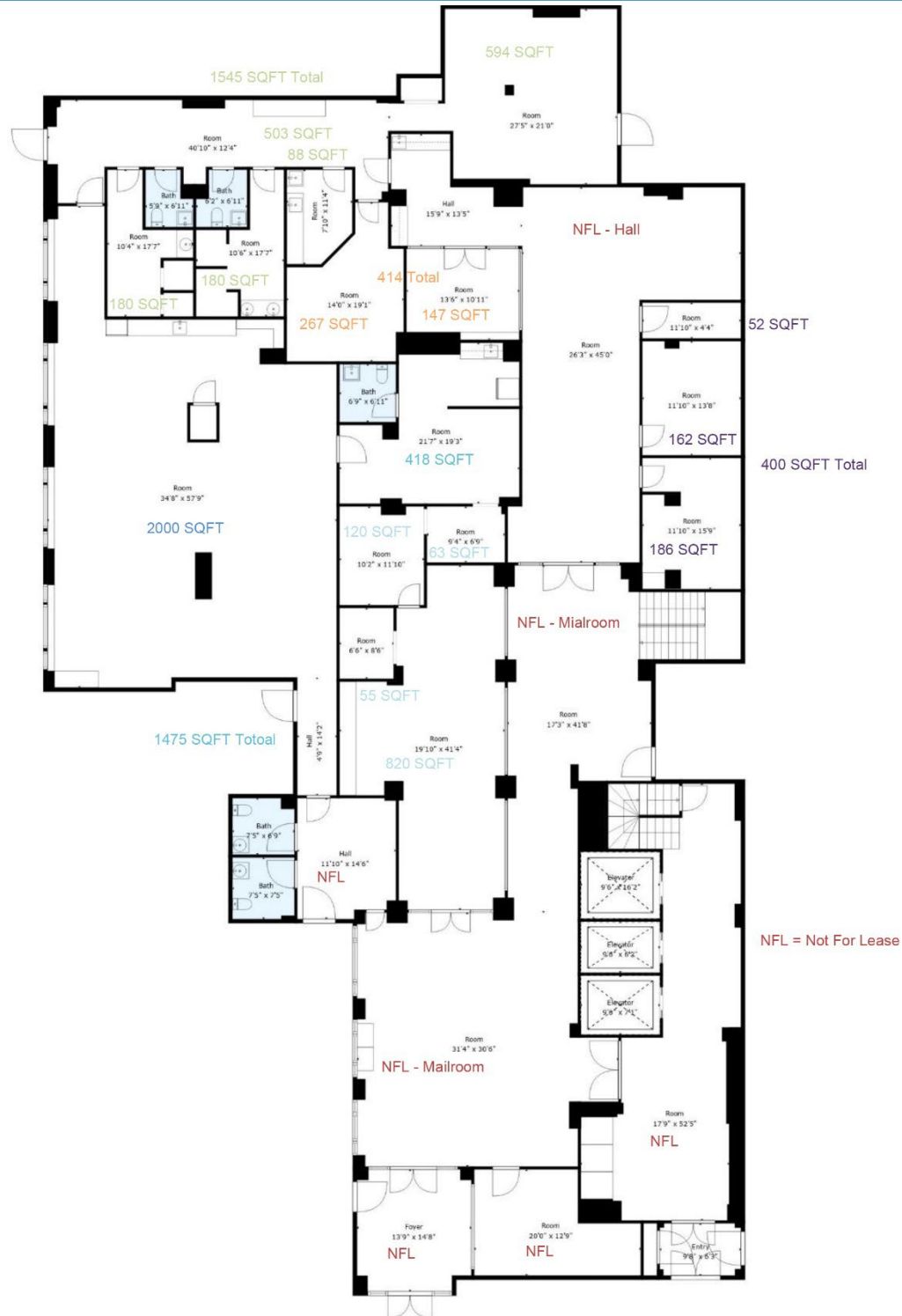
Water/ Sewer: City

Lease Price: \$17./SF + Utilities



# 129 Church Street, New Haven, CT

1<sup>st</sup> floor



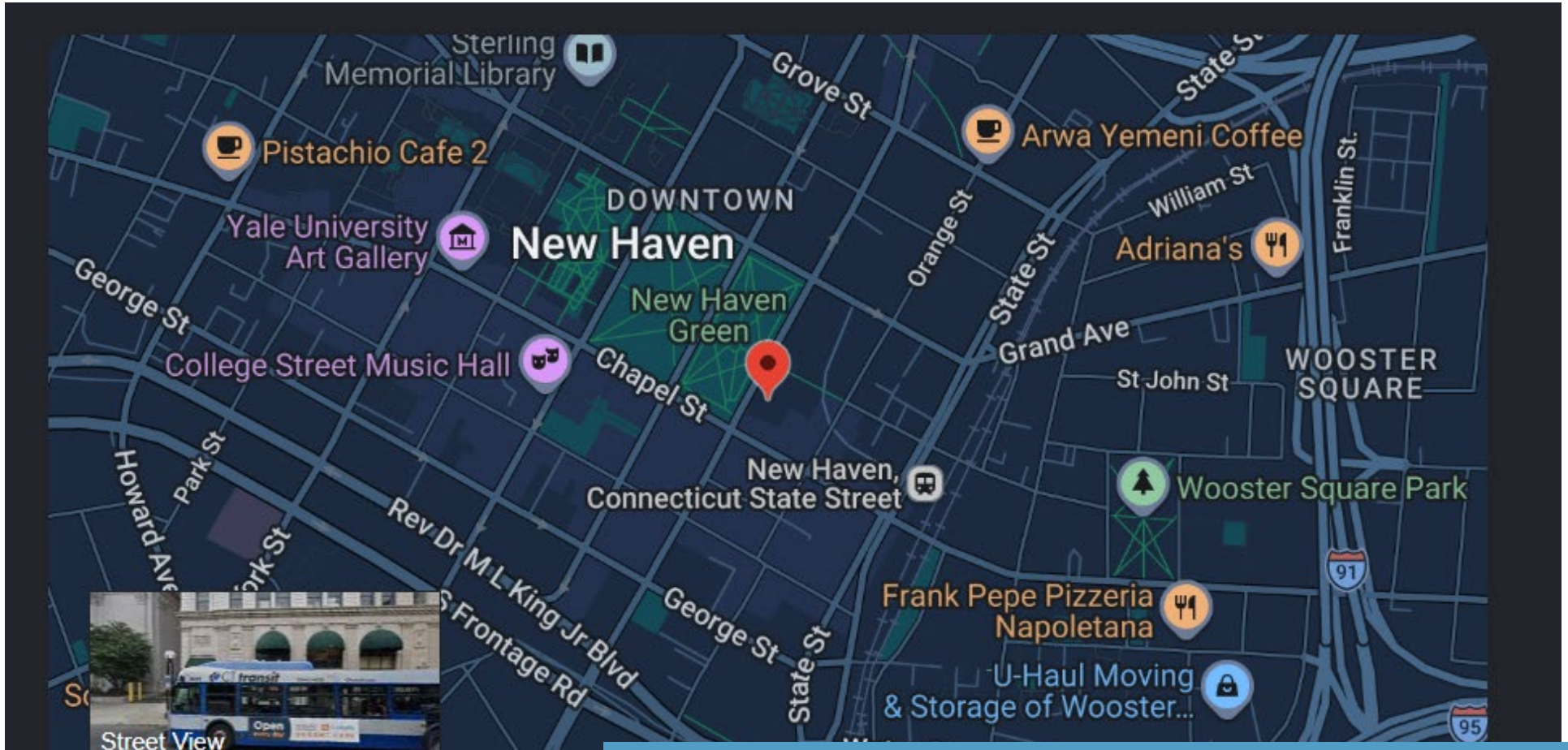
# 129 Church Street, New Haven, CT

2<sup>nd</sup> floor



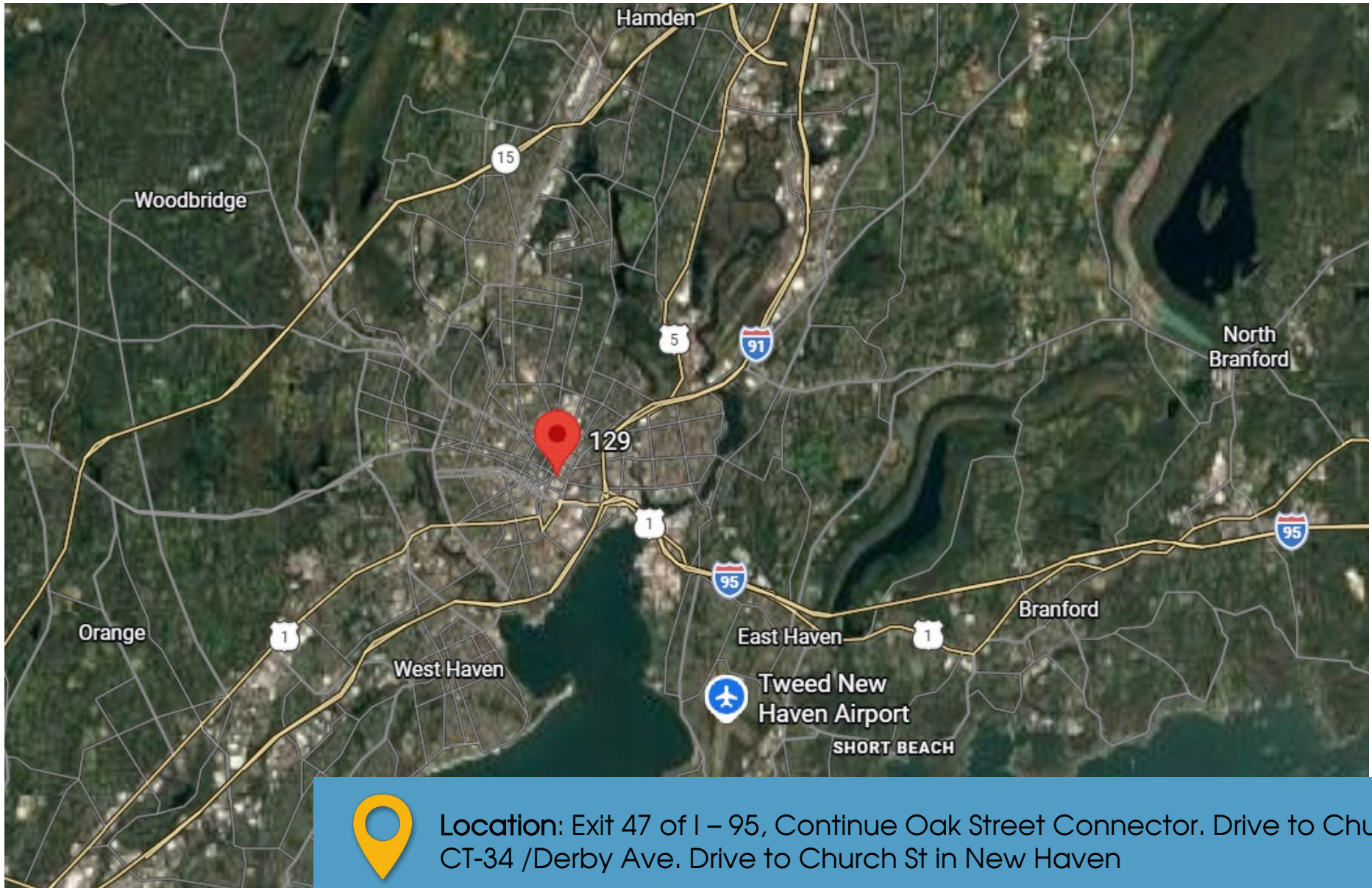
# 129 Church Street, New Haven, CT

## Downtown New Haven Location Near Town Green



Public Transportation: Steps from bus stop  
New Haven-State Street station, Metro-North 1 min drive 5 min walk  
Airport Tweed/New Haven - 11 min drive

# 129 Church Street, New Haven, CT



Location: Exit 47 of I – 95, Continue Oak Street Connector. Drive to Church St. CT-34 /Derby Ave. Drive to Church St in New Haven

# New Haven, Connecticut

## General

ACS, 2019–2023	New Haven	State
Current Population	132,893	3,598,348
Land Area <i>mi</i> <sup>2</sup>	19	4,842
Population Density <i>people per mi</i> <sup>2</sup>	7,110	743
Number of Households	53,424	1,420,170
Median Age	32	41
Median Household Income	\$53,771	\$93,760
Poverty Rate	25%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Educational Services <i>Educational Services</i>	19,001	100%
2 Health Care and Social Assistance <i>Hospitals</i>	16,909	54%
3 Government <i>Local Government</i>	14,598	70%
4 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	5,492	93%
6 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	4,458	100%
Total Jobs, All Industries	85,461	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,215	1,728	1,662	1,783	1,719

Total Active Businesses 10,363

### Key Employers

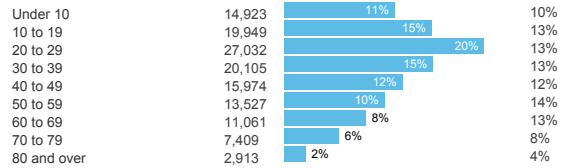
Data from Municipalities, 2025

- Yale New Haven Health
- Yale University
- Southern Connecticut State University
- Knights of Columbus
- AstraZeneca Alexion

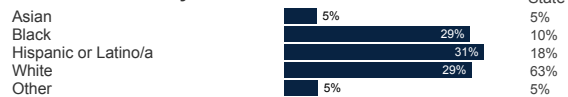
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

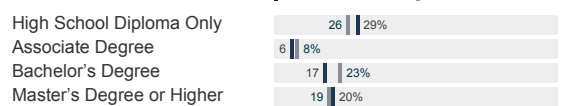


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



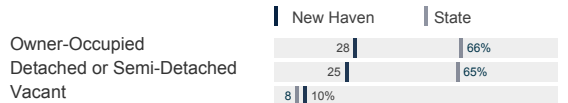
### Educational Attainment



## Housing

ACS, 2019–2023

	New Haven	State
Median Home Value	\$249,000	\$343,200
Median Rent	\$1,442	\$1,431
Housing Units	59,626	1,536,049



## Schools

CT Department of Education, 2024-25

### School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Amistad Academy District	K-12	1,105	0	96%
Booker T. Washington Academy	K-8	404	0	
Common Ground High School District	9-12	221	0	73%
Elm City College Preparatory School	K-12	760	0	96%
Elm City Montessori School	PK-8	312	78	
Highville Charter School District	PK-12	499	80	*
New Haven School District	PK-12	18,817	1,220	74%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
Amistad Academy District	24%	36%
Booker T. Washington Academy	34%	37%
Common Ground High School District		
Elm City College Preparatory School	24%	40%
Elm City Montessori School	27%	49%
Highville Charter School District	10%	25%
New Haven School District	14%	23%
Statewide	44%	49%

# New Haven, Connecticut

## Labor Force

CT Department of Labor, 2024

	New Haven	State
Employed	64,747	1,842,285
Unemployed	2,774	67,181

Unemployment Rate

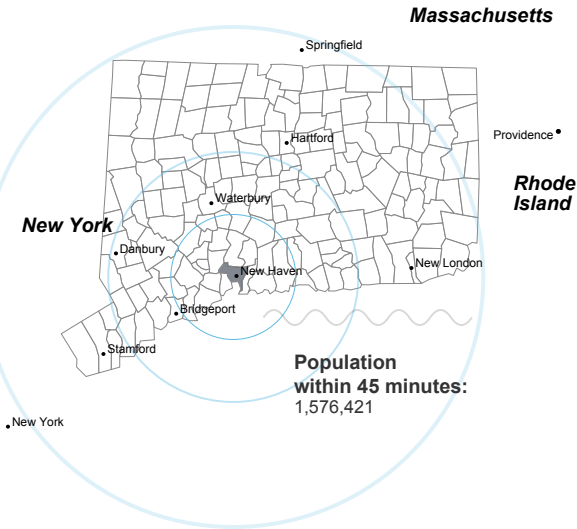


Self-Employment Rate\*



\*ACS, 2019–2023

## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2019–2023

	New Haven	State
Mean Commute Time *	21 min	26 min
No Access to a Car	9	26%
No Internet Access	7	9%

## Commute Mode

Public Transport	3	7%
Walking or Cycling	3	14%
Driving	66	78%
Working From Home *	12	14%

## Public Transit

CT <i>transit</i> Service	Local, New Haven metro
Other Public Bus Operations	-
Train Service	Amtrak, Metro-North, Hartford Line, Shore Line East

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

### Municipal Revenue

Total Revenue	\$662,863,939
Property Tax Revenue	\$295,778,222
per capita	\$2,129
per capita, as % of state avg.	65%
Intergovernmental Revenue	\$306,641,302
Revenue to Expenditure Ratio	102%

### Municipal Expenditure

Total Expenditure	\$650,522,462
Educational	\$237,613,513
Other	\$412,908,949

### Grand List

Equalized Net Grand List	\$13,022,271,480
per capita	\$93,743
per capita, as % of state avg.	53%
Commercial/Industrial Share of Net Grand List	40%
Actual Mill Rate	43.88
Equalized Mill Rate	22.61

### Municipal Debt

Moody's Rating (2024)	Baa1
S&P Rating (2024)	A-
Total Indebtedness	\$726,819,333
per capita	\$5,232
per capita, as % of state avg.	178%
as percent of expenditures	112%
Annual Debt Service	\$68,006,160
as % of expenditures	10%

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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