



For Lease

375 Winchester Avenue
New Haven

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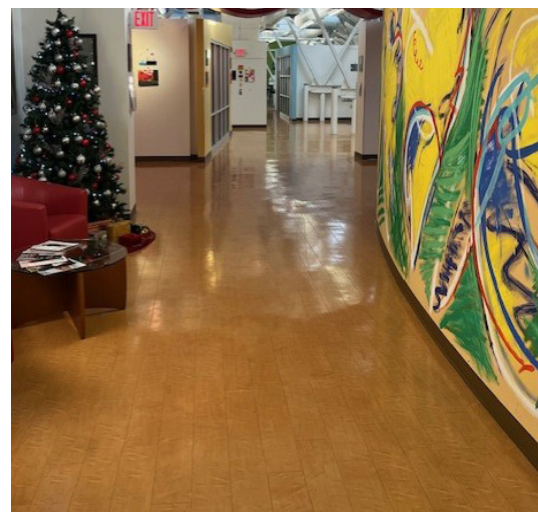
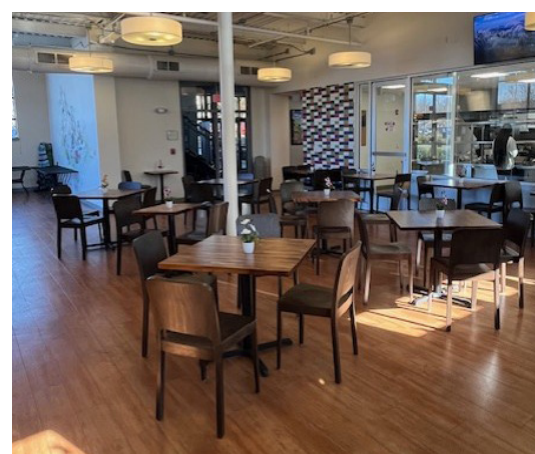
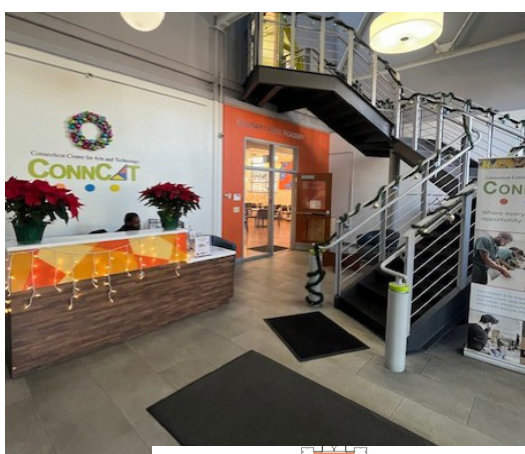
Science Park 4 Science Park, New Haven CT

Science Park is a mixed-use development founded on adaptive reuse of the land and buildings that comprised the Winchester Repeating Arms Company manufacturing complex. The campus has been under intensive redevelopment over the last 15 years and now features 500,000 square feet of lab and office space, 40,000 square feet of retail space and 1,000 mixed income apartments, making it a true live/work/play community.

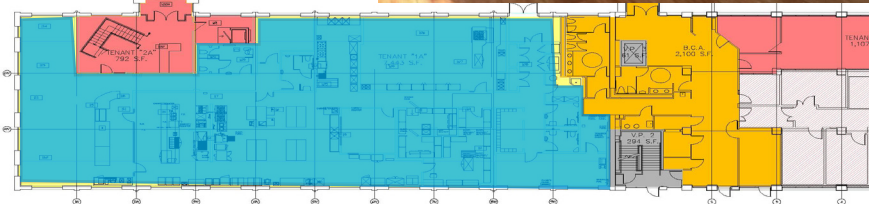
The space in this offering was constructed for a vocational training nonprofit and includes a large commercial kitchen, an operating cafe, classrooms and office space. The two floors can be leased separately and the 2nd floor space can be divided in half.

The property is immediately north of the Yale campus and walking distance from the university's Science Hill research complex. The park offers 24/7/365 staffed security. Four Science Park features free parking for employees and a visitors lot directly adjacent to the cafe.

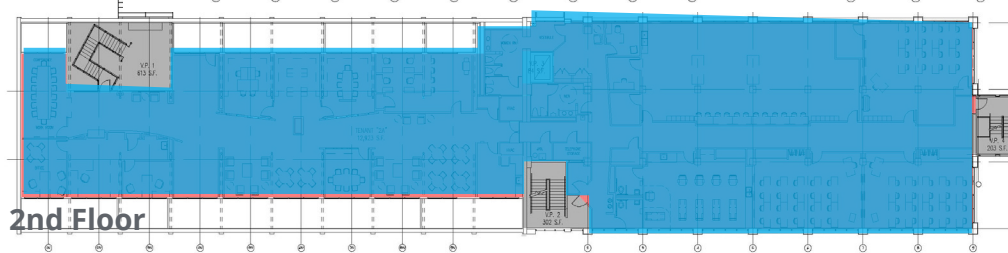
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1st Floor



2nd Floor



Building: 4 Science Park

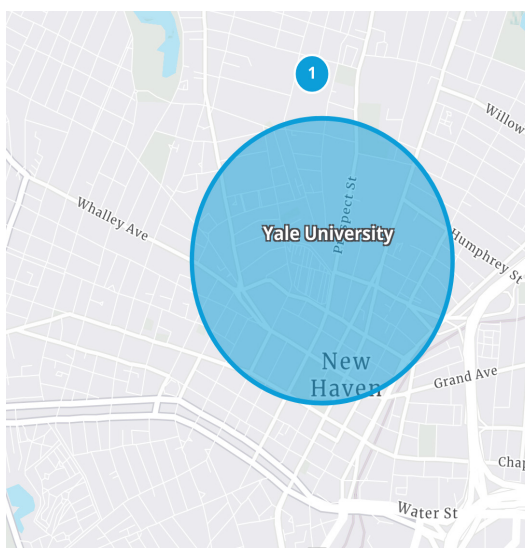
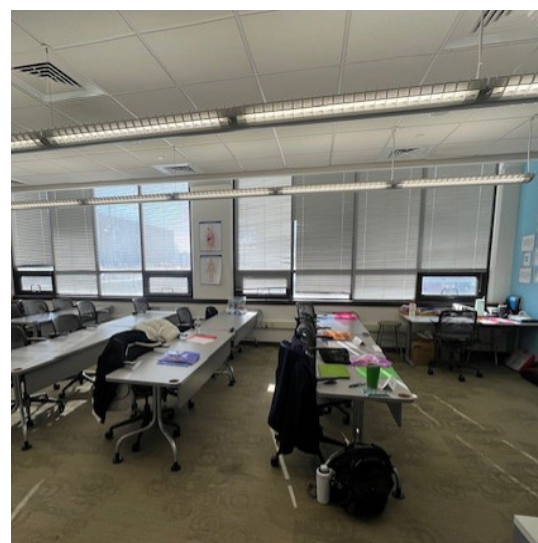
Space: 1st floor: +/- 8,400 square feet
2nd floor: +/- 15,000 square feet (divisible)

Available: June 1, 2026

Description: 1st floor commercial/tutorial kitchen and catering facility plus 2,000-sf cafe. 2nd floor office/school

Elevators: 1

Parking: 3 spaces per 1,000 square feet free of charge



Contact us:

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