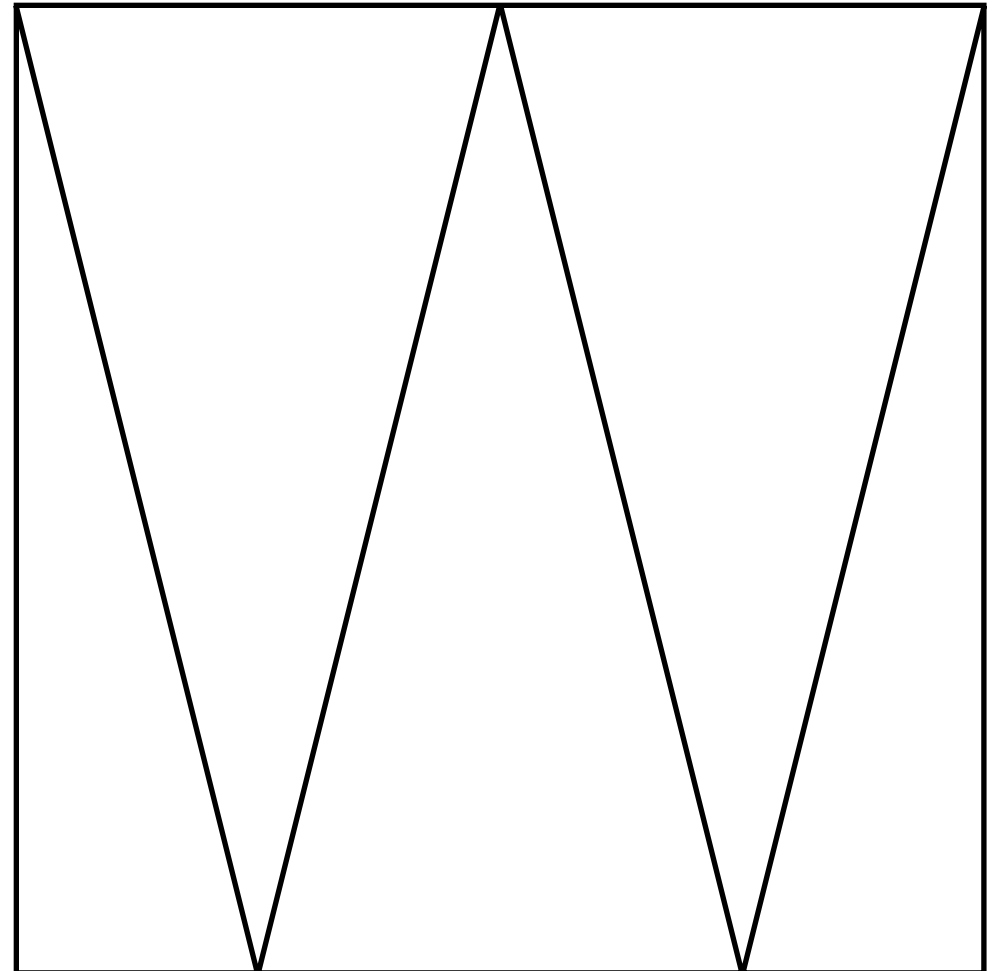
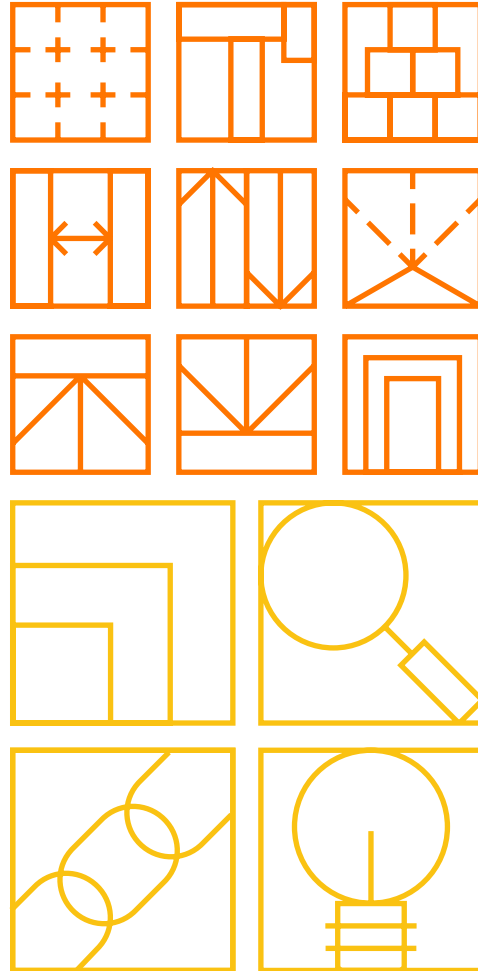
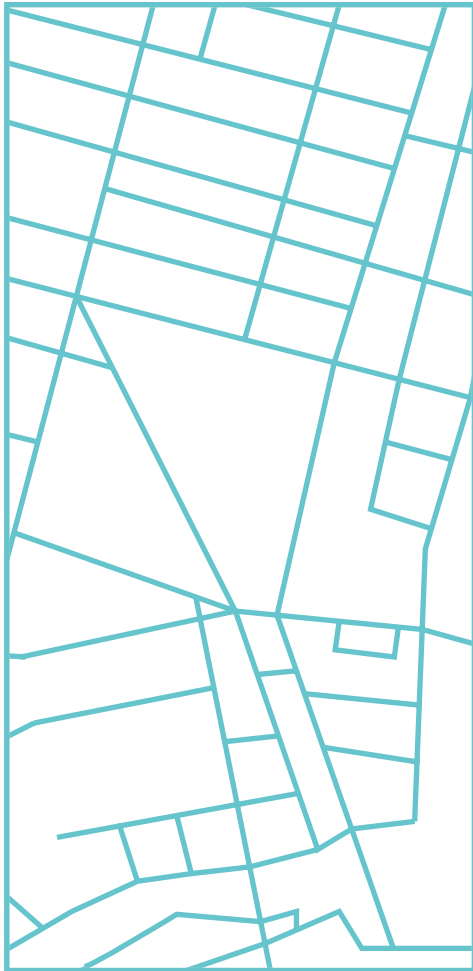


Winchester Works



Jump to your desired section by selecting it below.

Click  on any page to return to this menu.



Overview



Building



Location



Availability & Specs



Team & Contact



Overview





The Home of New Haven's New Economy.

Winchester Works brings 140,000 SF of Class A office and lab space to New Haven's Science Park at Yale. A major renovation is currently underway to transform this landmark site into a state-of-the-art R&D/laboratory facility.





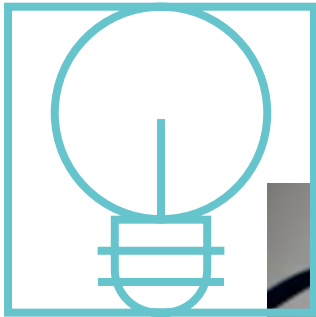
Building





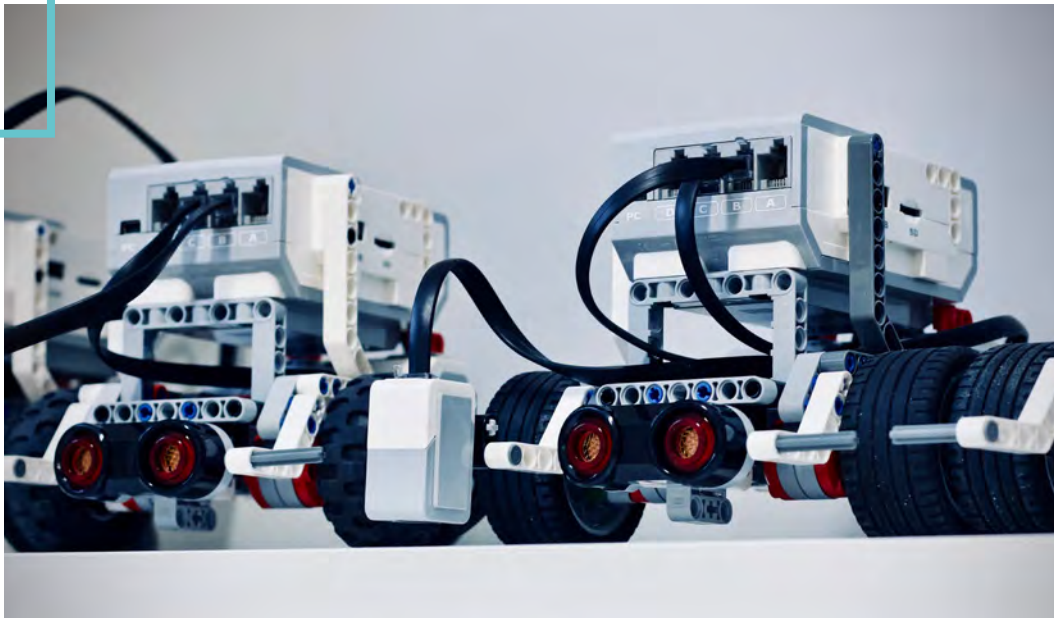
A New Haven for Innovation

Today, Winchester Works is ushering in a new era of entrepreneurship, transforming two Winchester factory buildings into a global hub for innovation and discovery.



140K SF

lab-ready & creative
office space
available now





Renovated Lobby





Renovation

Winchester Works has the heavy power, floor loads, and mechanical systems to support a Class A headquarters. To accommodate lab use, ongoing updates include:

- Addition of coffee bar
- Lobby renovation
- Addition of freight elevator
- Expanded shaft openings
- Amenity roof deck renovation
- MEP central plant upgrades





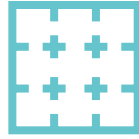
Lab Space





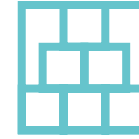
140K RSF

Lab & Creative Office Space



12K–35K SF

Flexible Floor Plates



200 PSF

Live Load



12'5"–14'4"

Variable Ceiling Heights



Heavy Power

& HVAC Upgrades Available



Approved

Zoning & Laboratory Use



Security

Lobby Desk Staffed
During Building Hours



Column Spacing

Typically 20' x 22' on Center



Elevators

All Floors 2 Dedicated
Passenger Elevators;
1 Freight Elevator



○ Coffee Bar



○ Farmington Canal Heritage Trail



○ Open Landscaped Courtyard





Rooftop Amenity Space





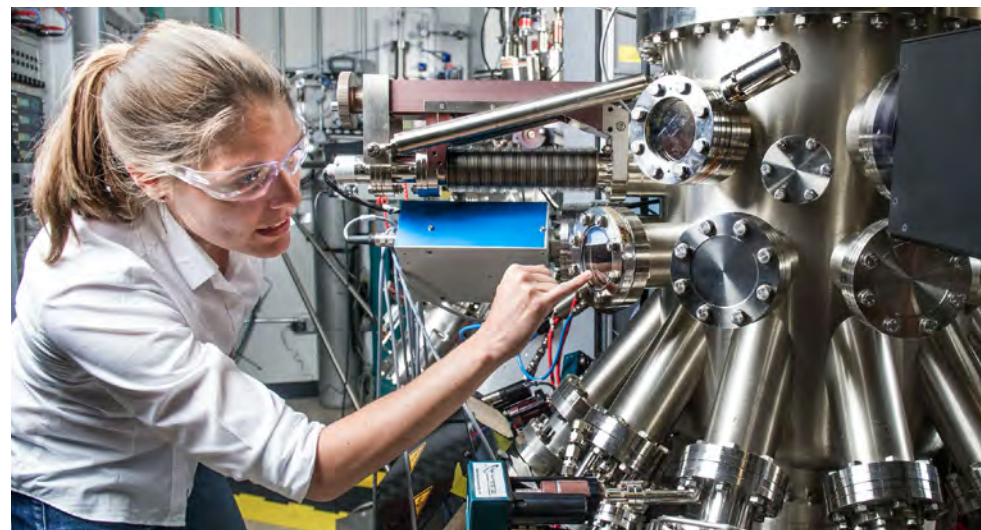
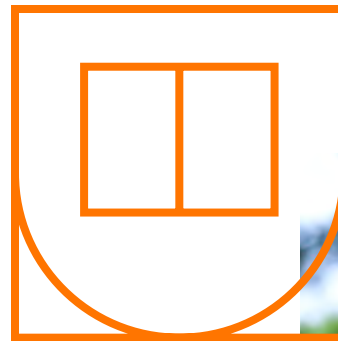
Location





A New Haven for Opportunity

New Haven is a primary hub for Connecticut's education, health services, professional and business services, biotech, and financial services industries. Its central location between Boston and New York, with direct access to 45,000 students coming out of Yale and other local universities, continues to drive leading life science and technology companies to the area.

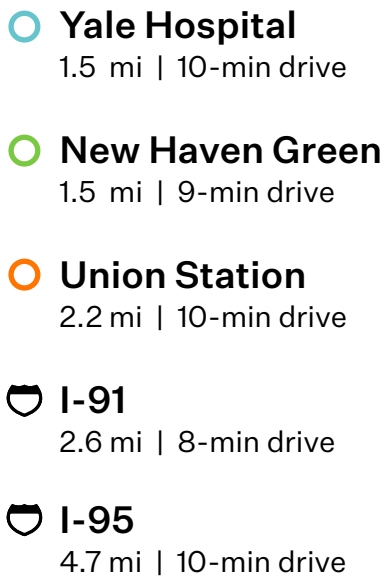




- Yale Shuttle
- Yale
- Outdoor
- Food & Beverage
- Gym

LOCATION: MAP



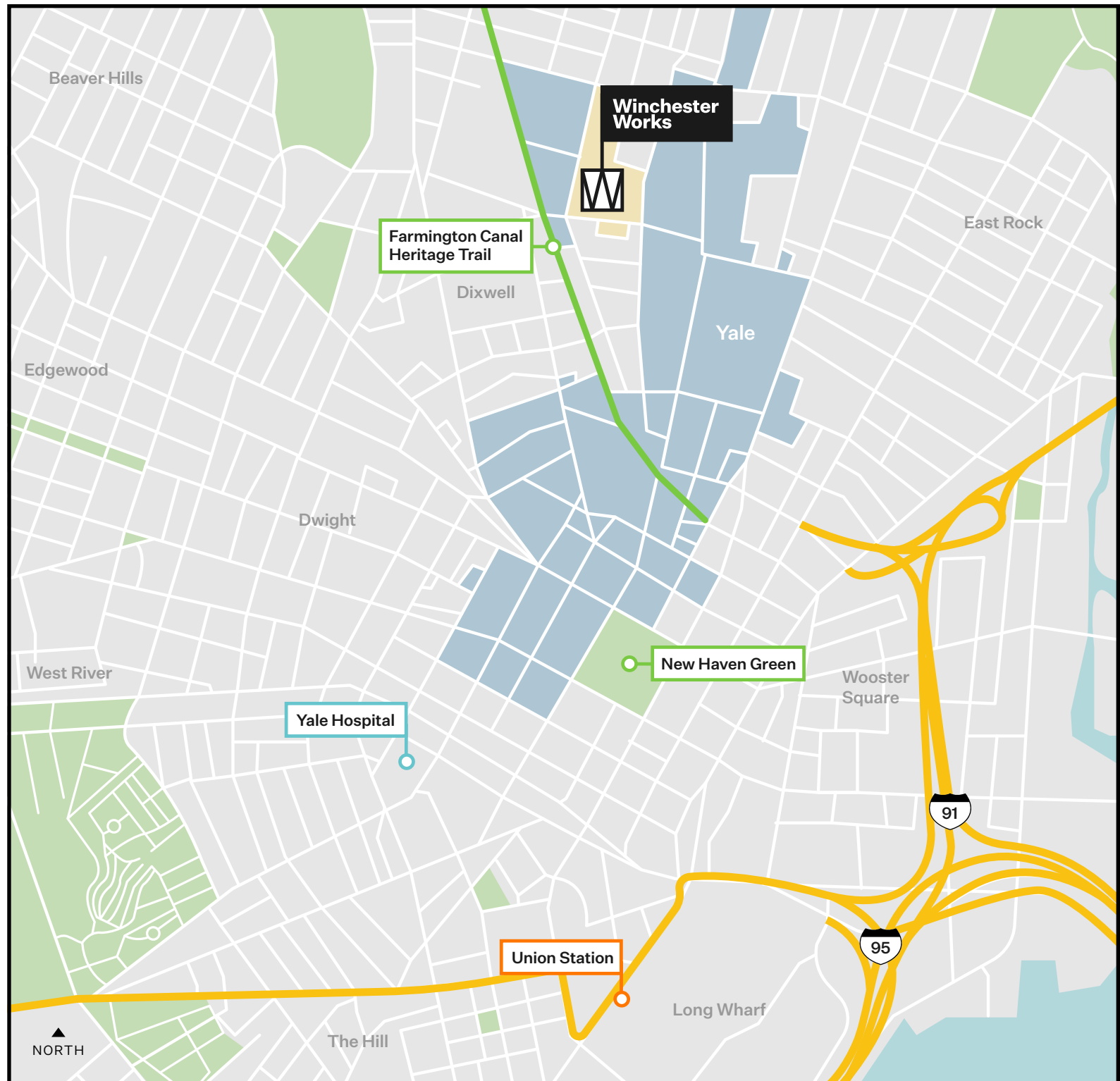


2.6 mi | 8-min drive

4.7 mi | 10-min drive



 LOCATION: MAP





10-min Drive
to New Haven Union Station
via cab or shuttle



Acela Access
2-hr Acela to Boston,
90 mins to NYC



30+ Restaurants
within 10-min drive

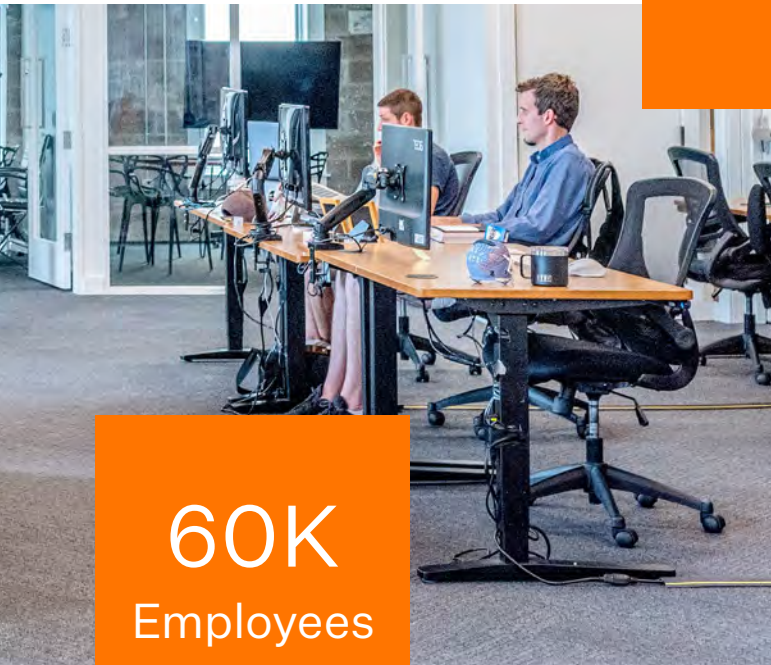


New Haven at a Glance



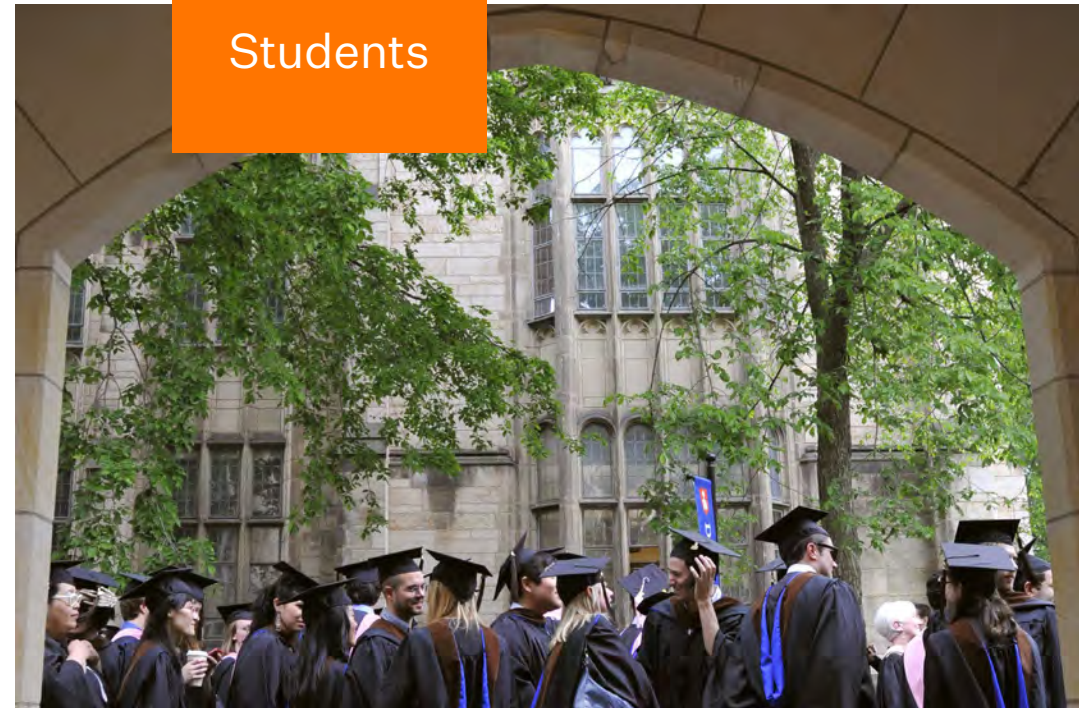
130,418
Total Population

30.7
Median Age



60K
Employees

45K
Students





A New Haven for Growth

Winchester Works is part of a larger revitalization of the Winchester factory site. This vibrant mixed-use destination will bring 750,000 SF of new retail, restaurant, and residential amenities to the heart of New Haven.









Availability & Specs



Level 1 : ~23,600 RSF




SCENARIO A: MULTI-TENANT (4)

Tenant	RSF
 Tenant A	~9,800 RSF
 Tenant B	~6,700 RSF
 Tenant C	~4,500 RSF
 Tenant D	~2,600 RSF



Level 1 : ~24,300 RSF

SCENARIO B: MULTI-TENANT (3)

Tenant	RSF
 Tenant A	~9,800 RSF
 Tenant B	~10,300 RSF
 Tenant C	~4,200 RSF



Level 2 : ~27,200 RSF

SCENARIO A: SINGLE-TENANT

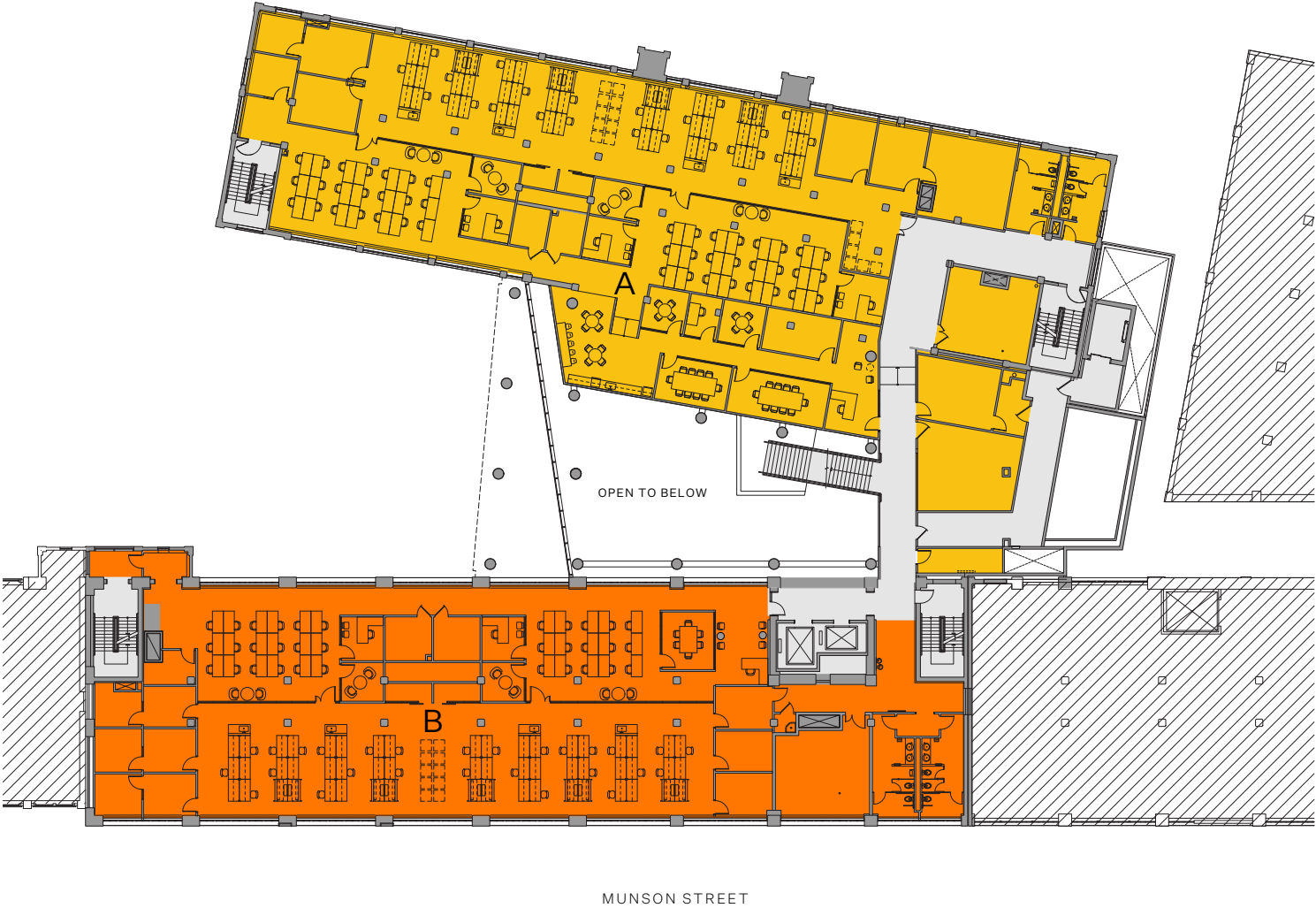
Tenant	RSF
Tenant A	~27,200 RSF



Level 2 : ~27,200 RSF

SCENARIO B: MULTI-TENANT (2)

Tenant	RSF
○ Tenant A	~14,700 RSF
○ Tenant B	~12,500 RSF



Level 3 : ~32,900 RSF

SCENARIO A: SINGLE-TENANT



Tenant	RSF
Tenant A	~32,900 RSF



MUNSON STREET

Level 3 : ~32,900 RSF

SCENARIO B: MULTI-TENANT (2)

Tenant	RSF
 Tenant A	~20,300 RSF
 Tenant B	~12,600 RSF



MUNSON STREET

Level 4 : ~31,900 RSF

SCENARIO A: SINGLE-TENANT

Tenant	RSF
Tenant A	~31,900 RSF

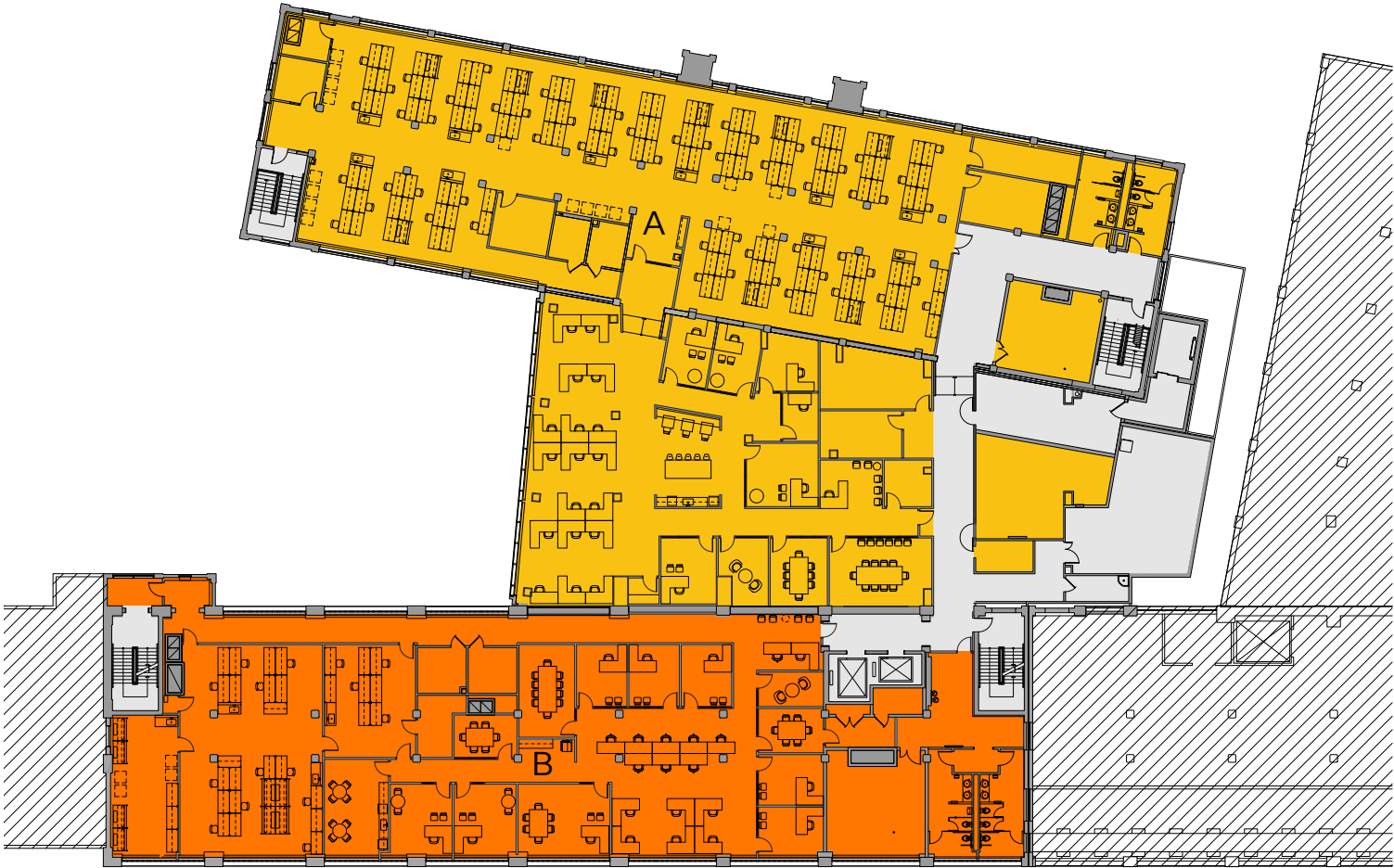


MUNSON STREET

Level 4 : ~31,900 RSF

SCENARIO B: MULTI-TENANT (2)

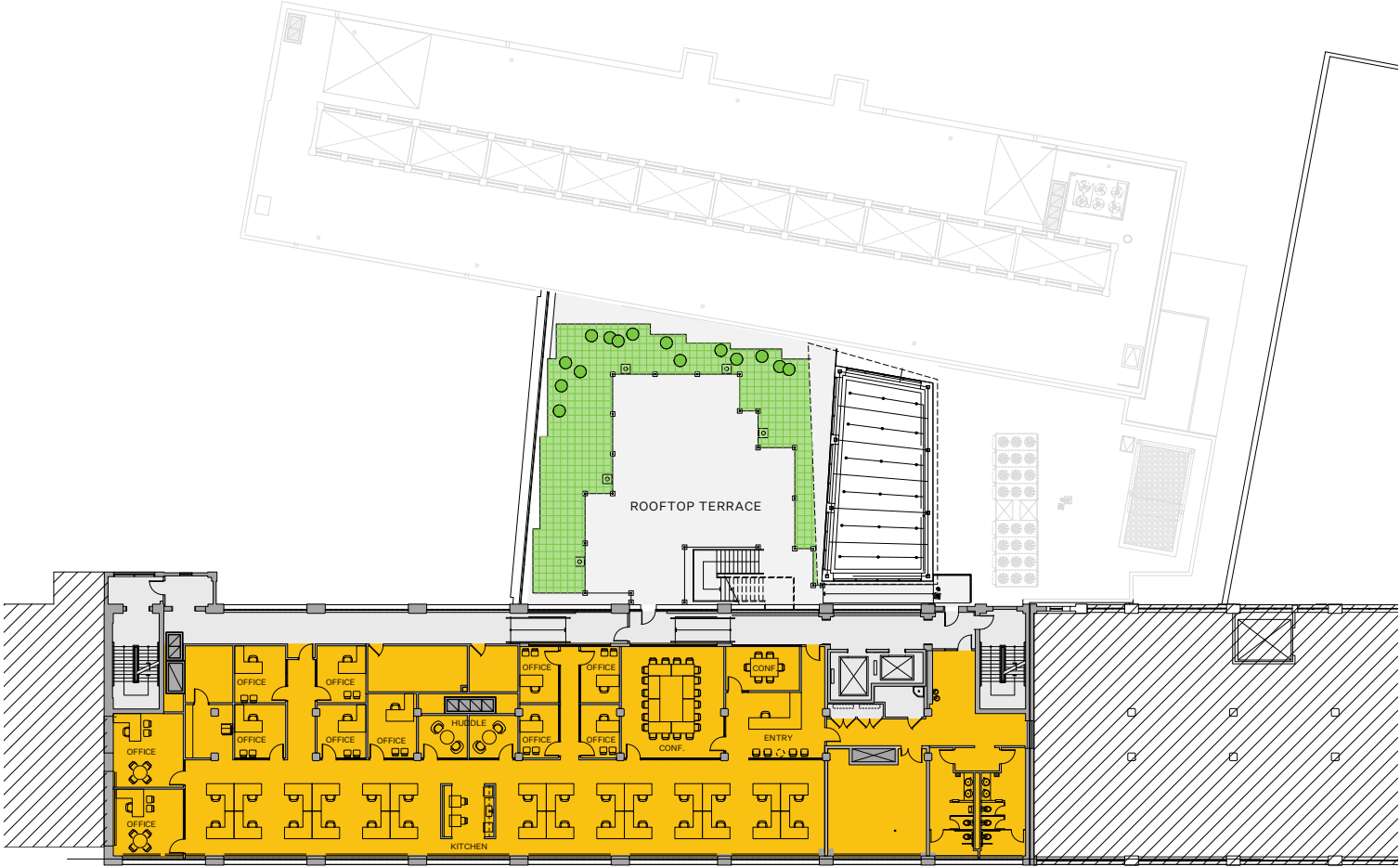
Tenant	RSF
<div></div> Tenant A	~19,200 RSF
<div></div> Tenant B	~12,700 RSF



MUNSON STREET

Level 5 : ~10,000 RSF

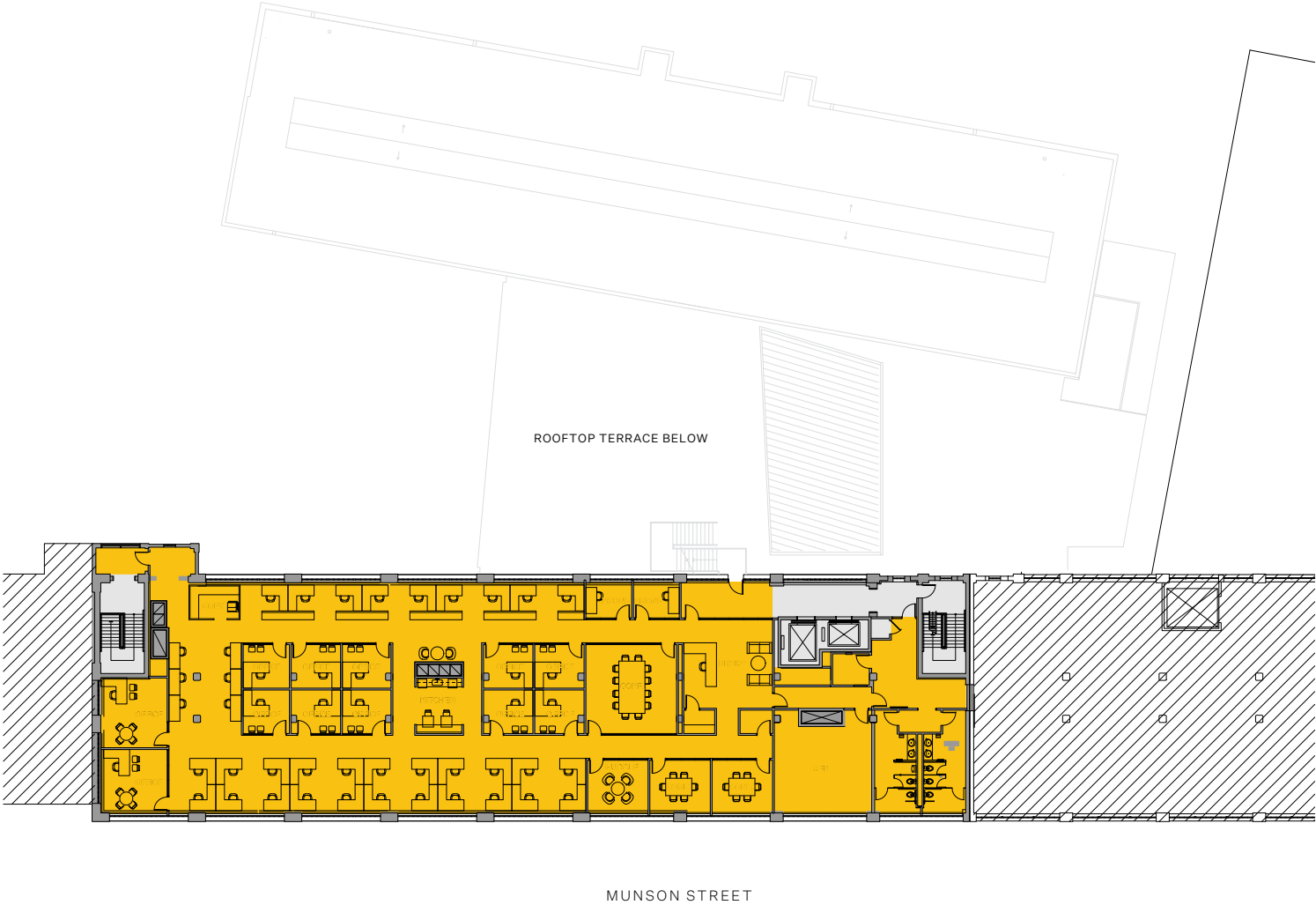
Tenant	RSF
Tenant A	~10,000 RSF



MUNSON STREET

Level 6 : ~11,800 RSF

Tenant	RSF
Tenant A	~11,800 RSF





Building Specs

Ceiling Heights: 1st floor 13'-3"
2nd–5th floors 12'-5"
6th floor 14'-4"

Floor Live-Load: 200 lbs. PSF

Zoning: Lab use permitted by zoning;
potential for contract research /
animal research.

Built: Originally constructed in 1915.
Gut-renovated in 2012. Currently
undergoing additional renovations.

Structure: Reinforced concrete;
concrete over steel decking.

Facade: Concrete with oversized
insulated glass and exterior glass and
aluminum curtainwall.

Column Spacing: Typically 20' x 22'
on center.

Elevators: All floors 2 dedicated
passenger elevators; 1 freight elevator

Freight + Loading: 1 freight bay.
1-4th floors dedicated 5,000 lb. freight
elevator, 1st floor with lift and new dock
with leveler.

Security: Lobby desk staffed during
building hours.

Telecom: Building fiber | WiFi

Electrical Capacity: 5 -20 watts PSF
available for lab uses.

HVAC: Additional rooftop chillers and
boilers for lab air capacity.

Vertical Shafts: Vertical shaft space
for tenant equipment and exhaust sized
for up to 9 air changes per hour.

Gas Storage & Distribution: Access to
base building natural gas service. Floor
storage of tenant lab gas and waste.

PH Neutralization: Basement space
provided for tenant modular pH
neutralization systems.

Parking: 200 dedicated spaces.
1,200 spaces next door in Yale
Winchester Parking Garage.



Team & Contact





Team



Since its inception in 1984, L+M Development Partners Inc. has been an innovator in developing quality housing and commercial projects, while improving the neighborhoods in which it works. A full-service firm, L+M works from conception to completion, handling development, investment, construction and management with creativity that leads the industry.



Twining Properties is a real estate investment and development company focused on urban mixed-use office, apartment, hotel, and retail projects along the Northeast Amtrak Corridor from New York to Boston. Twining Properties has developed several mixed-use projects in Kendall Square, Cambridge, the global center for life sciences, was part of the master development team for the 6.3 million square foot Seaport Square overlooking the Boston Harbor, and is currently working with BioMed Realty on a 500,000 square foot lab building.



A New Haven For Your Business

For leasing info, contact:

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winchesterworks.com

☐ 115 Munson St, New Haven, CT 06511



[t] Twining Properties