



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

The Winston at 315 Winchester Avenue, New Haven

FOR LEASE
Asking Price Upon Request



New Haven's Newest Mixed-Use Project



RICHARD BALLOU

☎ 203-823-5509

✉ rballou@houlihanlawrence.com

The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Leasing Highlights



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO



- 12,319 SF of flexible commercial space ideal for retail, office, medical, or service-oriented uses within a mixed-use development.
- Located within Winchester Green, a major mixed-use redevelopment in New Haven.
- 283 new mixed-income residential units providing consistent, built-in foot traffic
- Strong Surrounding Demographics supported by Yale's academic, research, and medical communities fueling stable demand for retail and office services.
- Positioned in a fast-growing corridor with ongoing investment and redevelopment.
- Easy access to I-95, I-91, and key New Haven transit routes.

The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Historic Charm Reimagined for Modern Living in New Haven



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO



The Winston sits at the heart of New Haven's most storied industrial corridor the former Winchester Repeating Arms Factory, a powerhouse of the regional economy throughout the 20th century. Its evolution into Science Park marks one of the city's most ambitious revitalizations, blending research, residential, retail, and community spaces. Here, industrial legacy meets contemporary innovation, setting the stage for exceptional commercial opportunity.

Rooted in the prestige of Yale University and enriched by a deep cultural heritage, New Haven offers an unparalleled blend of history and forward momentum. From world-class museums and performance venues to vibrant markets, acclaimed dining, and scenic waterfront parks, the city brings together timeless character with modern lifestyle appeal. It is a place where the past informs the future and where businesses can thrive within a dynamic, walkable, and engaging urban setting.

The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Executive Summary



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

The Ballou Team is pleased to present The Winston at 315 Winchester Avenue presents a premier commercial leasing opportunity within Winchester Green, one of New Haven's most significant mixed-use redevelopment projects.

Offering 12,319 SF of flexible commercial space, the property is ideally suited for office, medical, retail, or specialty service tenants seeking visibility, built-in demand, and long-term growth potential.

Set within a five-story master-planned development delivering 283 new mixed-income apartments and approximately 12,800 SF of additional retail, the site benefits from immediate foot traffic and a ready-made customer base. Its location in the revitalized Winchester corridor, steps from Yale University, Science Park, and major employers, positions The Winston at the center of a thriving innovation district.

The project's blend of modern design, historic surroundings, and strategic positioning creates a dynamic commercial environment that supports tenant success and sustained demand. With excellent access to I-95, I-91, Route 34, and New Haven's transit network.

The Winston offers an exceptional combination of convenience, visibility, and market momentum making it one of the strongest commercial offerings in New Haven's current landscape.



Unlock Value in a Proven Growth Market



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO



READY TO LEASE? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



RICHARD BALLOU

☎ 203-823-5509

✉ rballou@houlihanlawrence.com

The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460