

THE GOLD BUILDING

234 Church Street, New Haven, CT



CLASS 'A' OFFICE SPACE

74,000 Gross SF

Available

Suite A—1,106 RSF

Suite B—1,730 RSF

Suites A & B—2,836 RSF

Lease Rate: \$25/Square Foot plus Tenant Electric

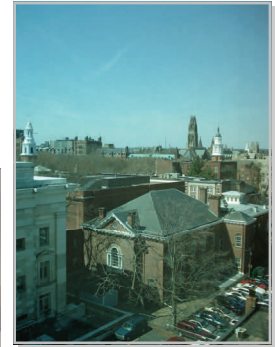
Exclusive Leasing Agent

**Ted Schaffer • Senior Advisor
Press/Cuozzo Commercial Services**

203.288.1900 x162

tschaffer@presscuozzo.com

234 CHURCH STREET, NEW HAVEN, CT



Situated in the heart of New Haven's Central Business District, The Gold Building, officially 234 Church Street, New Haven, is a 74,000 gross SF, 15-story, all glass, Class 'A' office building. Its strategic downtown location is within walking distance to all area amenities, including federal and state courthouses, and conveniently located within one mile from I-91 and I-95.

- ◇ Gold reflective thermopane glass filters 80% of the sun's heat, yet provides winter efficiency
- ◇ On-Site Parking Available
- ◇ Fully sprinklered and air-conditioned
- ◇ Three high-speed Westinghouse elevators
- ◇ Building maintenance manager on premises

- ◇ Availabilities: 10th Floor — 2,836 Square Feet

- ◇ *Lease Rate: \$25.00/Square Foot plus tenant electric*

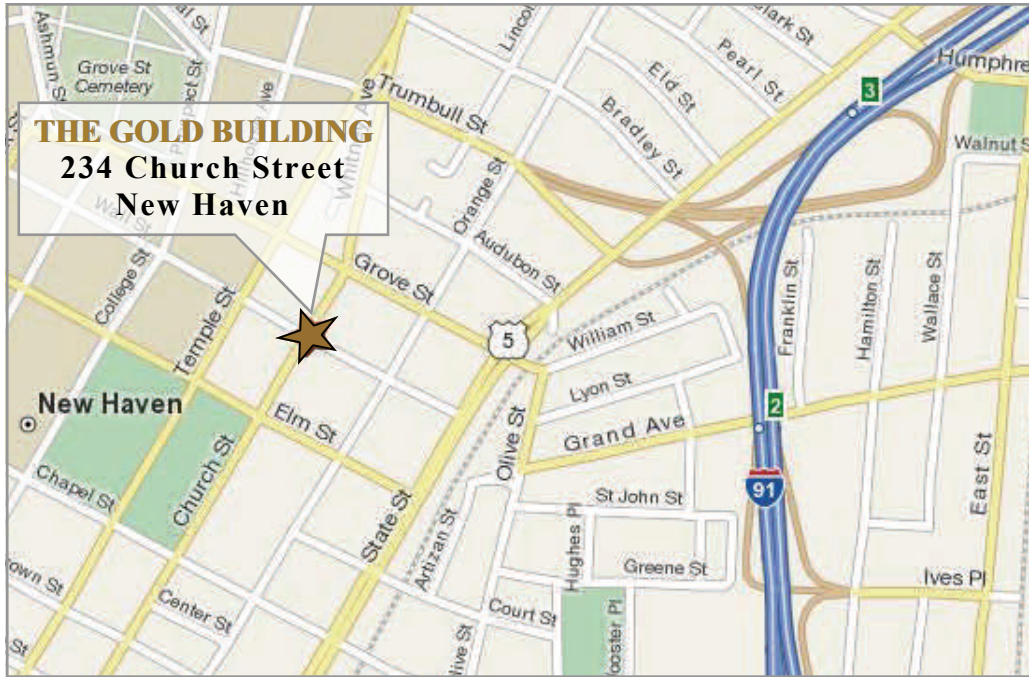
AVAILABLE IMMEDIATELY

Gold Building tenants include:
Chase Bank • Yale University • New Haven County Bar Association
New Haven County Bar Foundation, Inc. • State's Attorney's Office

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Locator Map



Directions: I-91 South to Trumbull Street (Exit 3); straight onto Trumbull Street, left onto Temple Street, left on Wall Street



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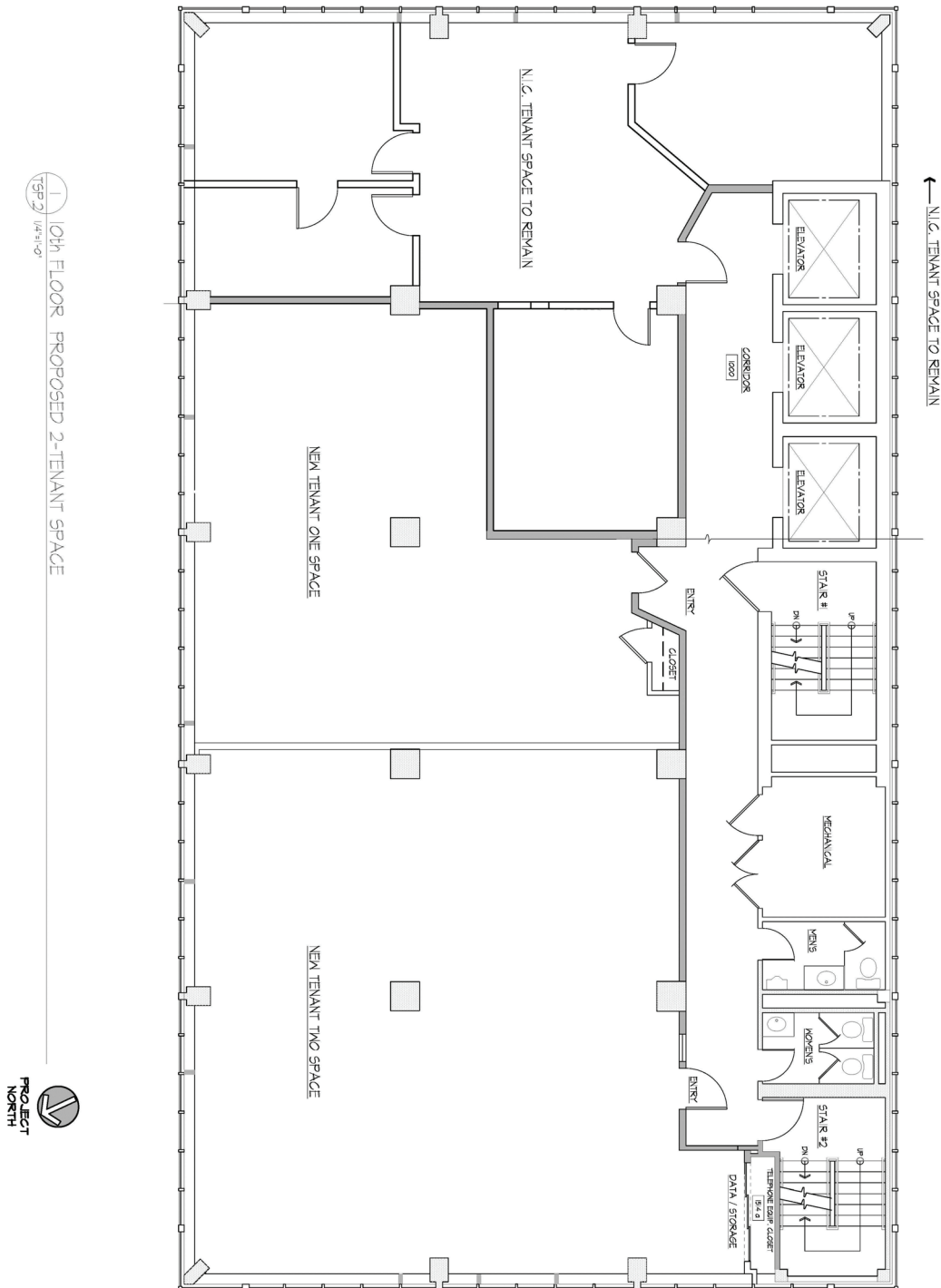
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The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

THE GOLD BUILDING

234 Church St., 10th Floor Plan



10th FLOOR PROPOSED 2-TENANT SPACE



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