55 Church Street • New Haven, CT

Transit Oriented Location

Immediate Occupancy!
Full Floor Available — Move in Ready
11,760 RSF Elegant & Modern Office Suite

Exclusive Leasing Agent

Stephen Press, SIOR
203.288.1900, x123
spress@presscuozzo.com

2751 Dixwell Avenue • Hamden, Connecticut 06518 • 203-288-1900 • Fax 203-288-0100
Email: info@presscuozzo.com
www.presscuozzo.com

Press|Cuozzo REALTORS Commercial Services

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Newly renovated, spacious lobby with concierge

Entrance to lobby from parking lot

Easy in/out, on-site parking for 70 to 100 cars

Building

Total Building	105,858 RSF
Stories	8
Available SF/7th Flr	11,760 Full Floor with great views
Exterior	Concrete - Glass/Thermo.
Handicap Access	Yes
Year Built	1972

Amenities

Bicycle racks
Showers
On-site Management
Card Access
Security Concierge

Mechanicals

Central Air	Yes
Sprinklered	Wet
Elevators	3
Type of Heat	Gas

Utilities City water and sewers / Natural Gas

Site

Acres	.97
Zoning	BD
Parking	On-site for 70 to 100 cars
Highway Access	I-95, I-91— Interchange via Rt. 34

Lease Rate $22.00 / SF + Electric

Remarks *Custom designed, elegant and modern office space with excellent on-site services with easy access to train stations, all major businesses, and the highway; walking distance to downtown restaurants and all municipal and federal buildings.*

To arrange a personal showing contact

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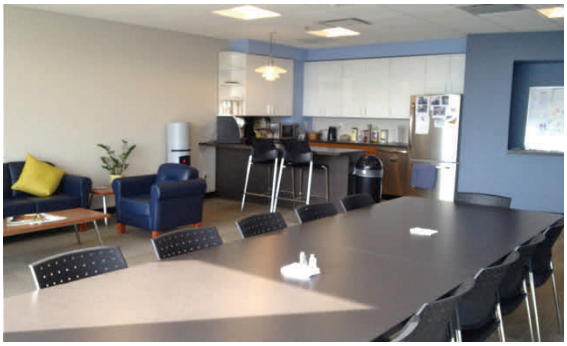
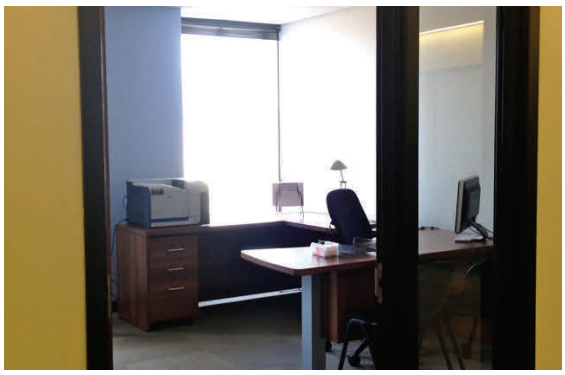
Interior Photos

Common Areas & work stations



Offices



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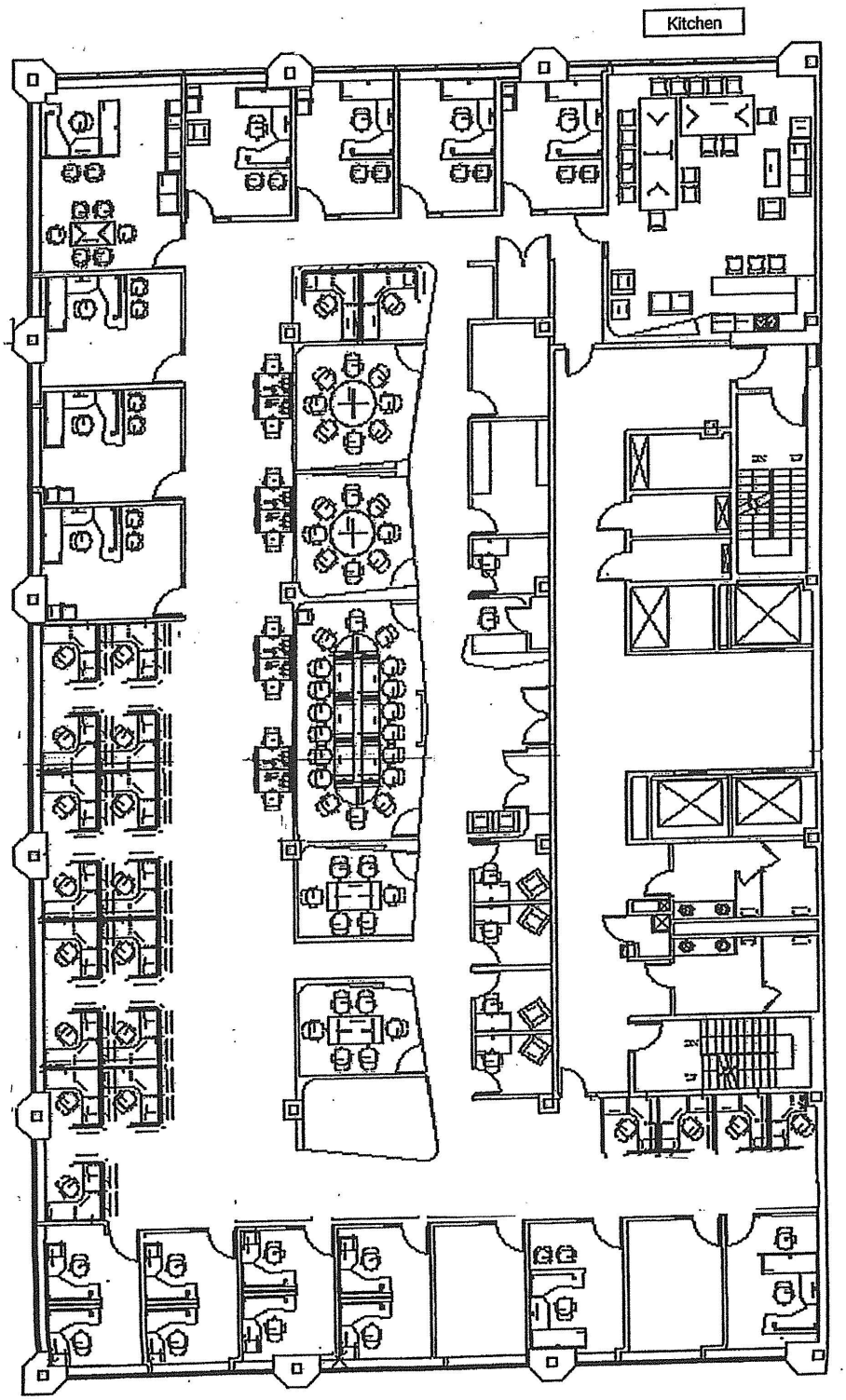

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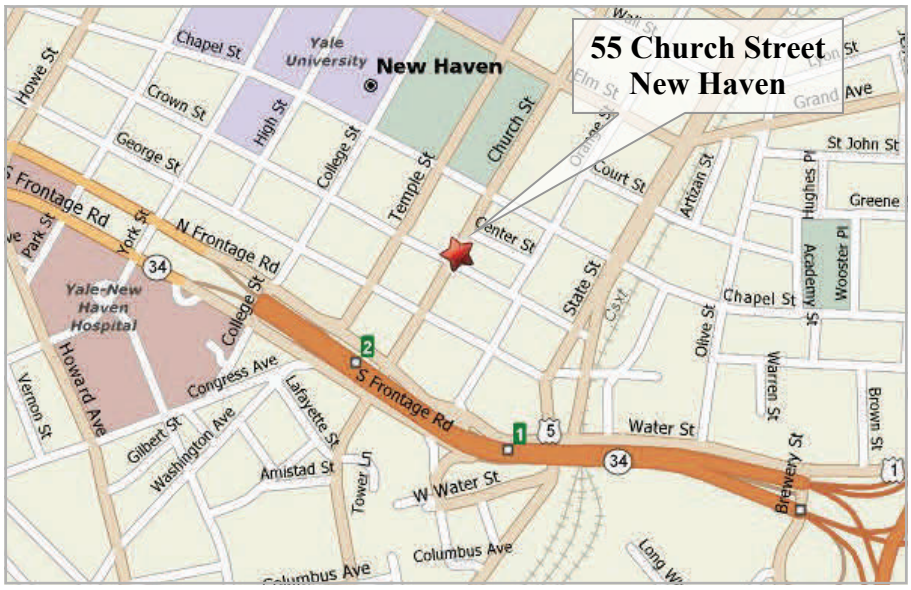
Locator Maps



I-95 North, take Exit 47 on the left, take Exit 1 toward downtown New Haven; stay straight to go onto North Frontage Road, turn right onto Church Street <u>OR</u> I-91 South, take Exit 1 towards downtown New Haven; stay straight onto North Frontage Road, turn right onto Church Street.

55 Church Street is conveniently located less than one mile from the New Haven Train Station and bus station and less than five miles from Tweed New Haven Regional Airport.

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