

Office | For Lease



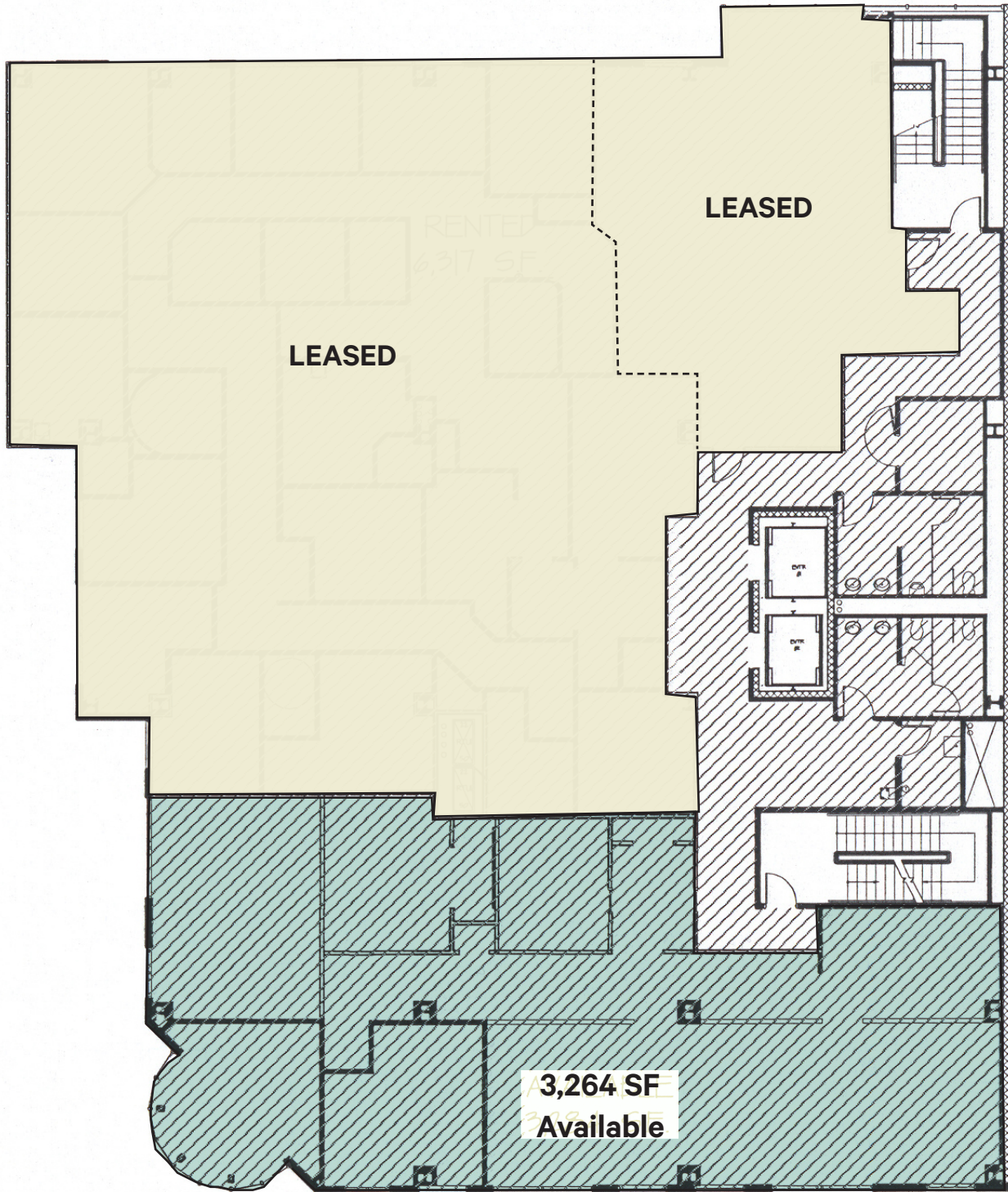
One Audubon

3,264-12,734 SF Available

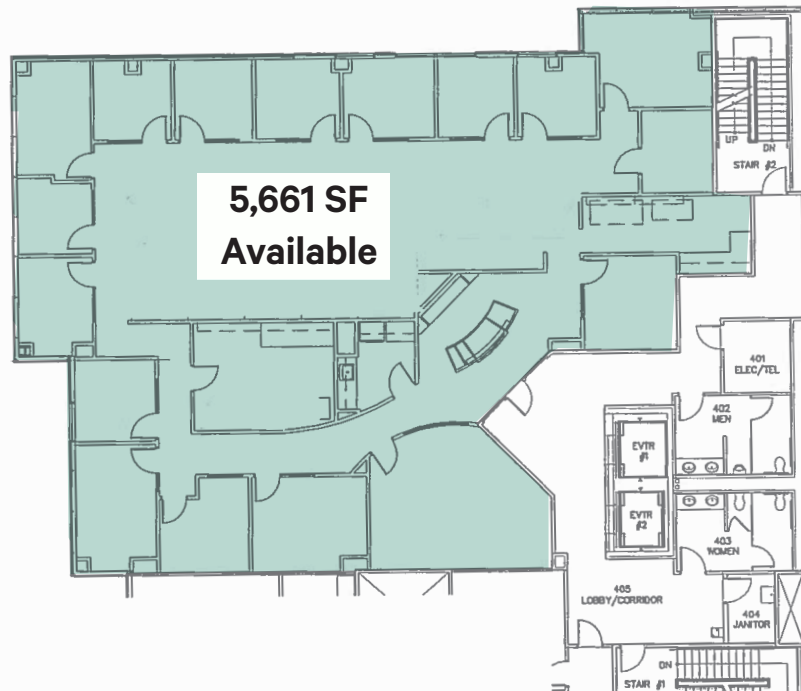
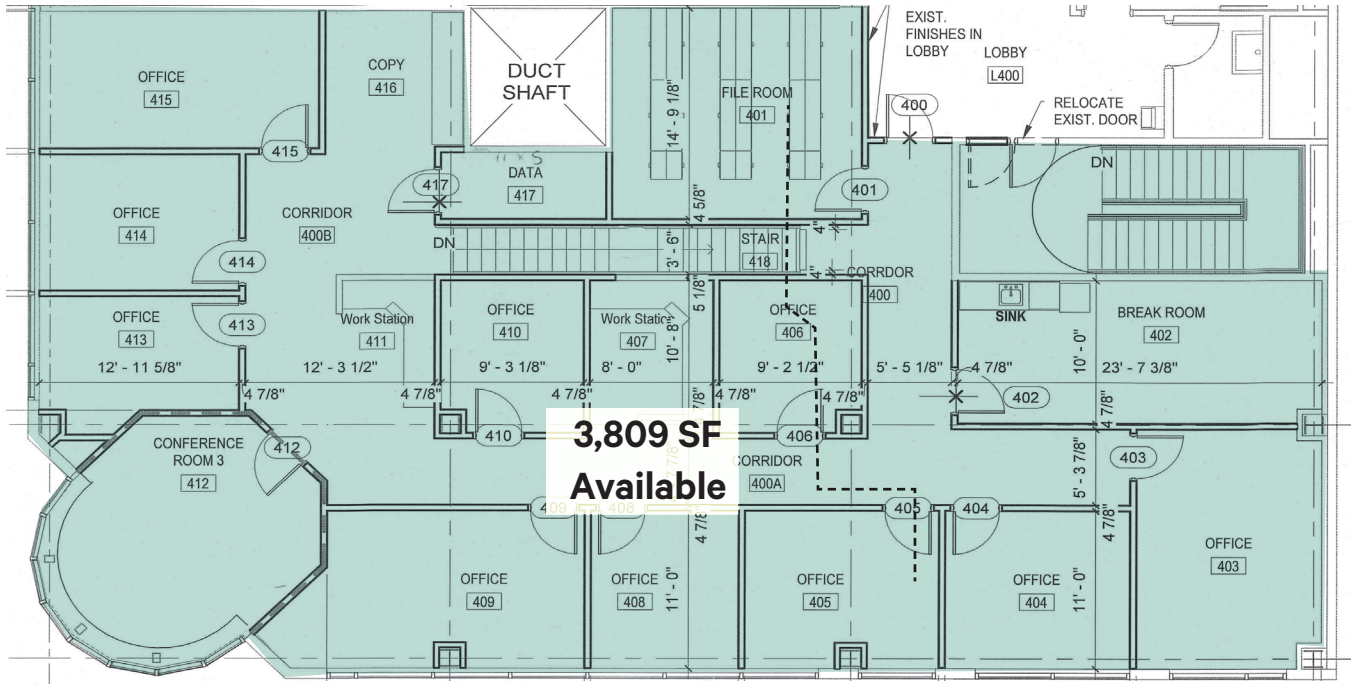
1 Audubon Street
New Haven, CT



Second Floor - 3,264 SF Available



Fourth Floor - 9,470 SF Total Available



Property Overview

One Audubon is a 58,000 SF six-story office building located at the edge of the Whitney-Audubon Arts District in downtown New Haven. The property is ideally situated to State Street and Union train stations and many restaurants. The building exterior consists of a red granite facade and black glass curtain walls.

Property Features

- + **Total SF**
 - 58,000 SF
- + **Available Space**
 - 2nd Floor: 3,264 SF
 - 4th Floor: 3,809 SF
 - 4th Floor: 5,661 SF
- + **Year Built**
 - 2006
- + **Parking**
 - On-site, covered parking
- + **Elevators**
 - Two
- + **Fiber Optics**
 - Frontier
- + **Amenities**
 - Cast Iron Chef Chop House and Oyster Bar on-site, 0.4 miles from the State Street train station and 1.1 miles from Union train station, blocks from Yale University
 - Site is located directly adjacent to 300+ newly constructed luxury apartment units and townhomes



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