

# ONE LONG WHARF NEW HAVEN, CT

READY-TO-OCCUPY MEDICAL SUITE  
2,561 RSF



## Property Descriptions & Highlights

- Ground floor “touchless access”
- Two-story lobby and waiting area
- On-site pharmacy and food court
- Walking distance to the scenic New Haven Harbor
- Complimentary 1,000 + parking spaces
- 24-hour security and key-card access
- Close to Metro-North and Amtrak train stations
- Easy access to I-95 and I-91
- Less than 5 miles from the Tweed-New Haven Airport
- Commission payable 100% on lease execution
- Building is owned and managed by Healthcare Realty (NYSE: HR)

## Availability

FLOOR	SUITE	RSF
1 <sup>st</sup> Floor	102	3,205 RSF
1 <sup>st</sup> Floor	122 (Ready-to-Occupy)	2,561 RSF

## Broker Incentives Below for Ready-To-Occupy Suites

Offer expires before year end!

### STEP 1:

Tour = \$200 Amazon Gift Card

### STEP 2:

Send Signed RFP = \$500 AMEX Gift Card

### FINAL STEP:

Signed Lease = 2% Broker Bonus  
100% commissions paid at signing!



Building owned and managed by  
**HEALTHCARE REALTY**

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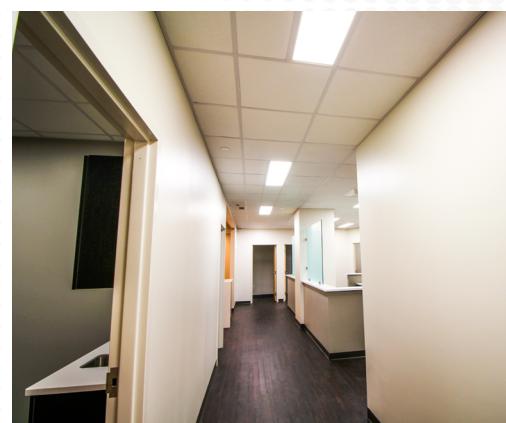
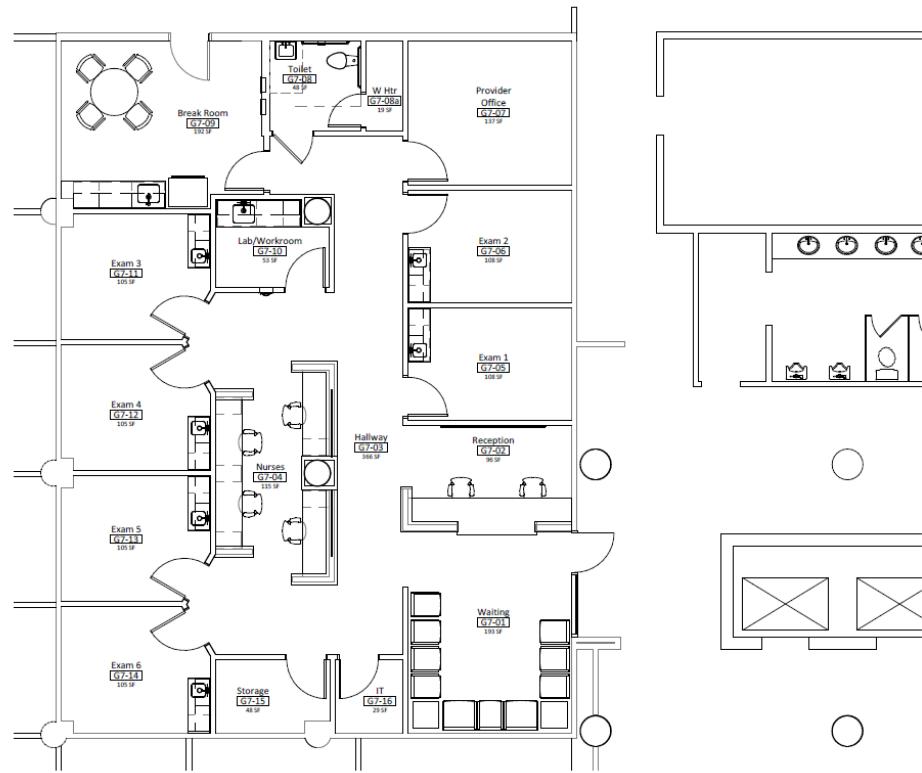
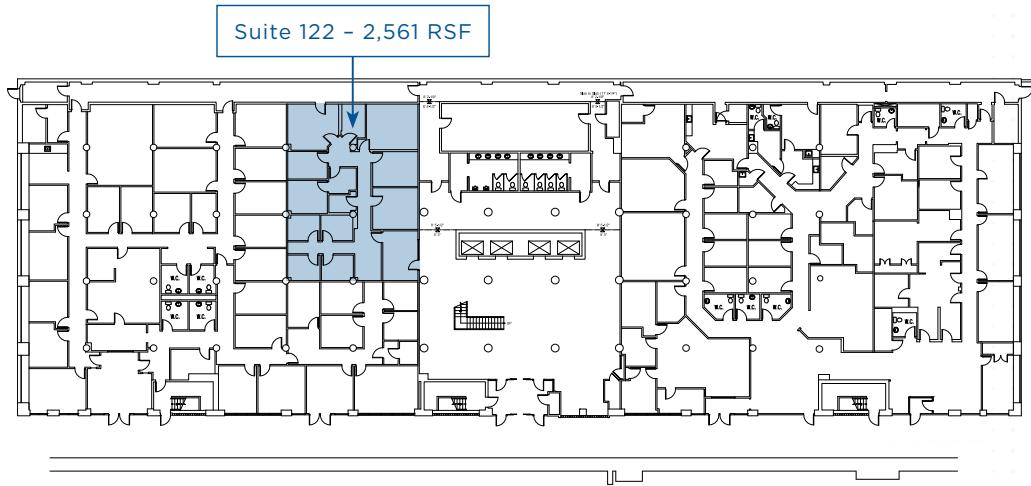
Cushman & Wakefield of Connecticut, Inc.  
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## NEW HAVEN, CT

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#### 2,561 RSF



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**CLICK TO VIEW VIDEO**



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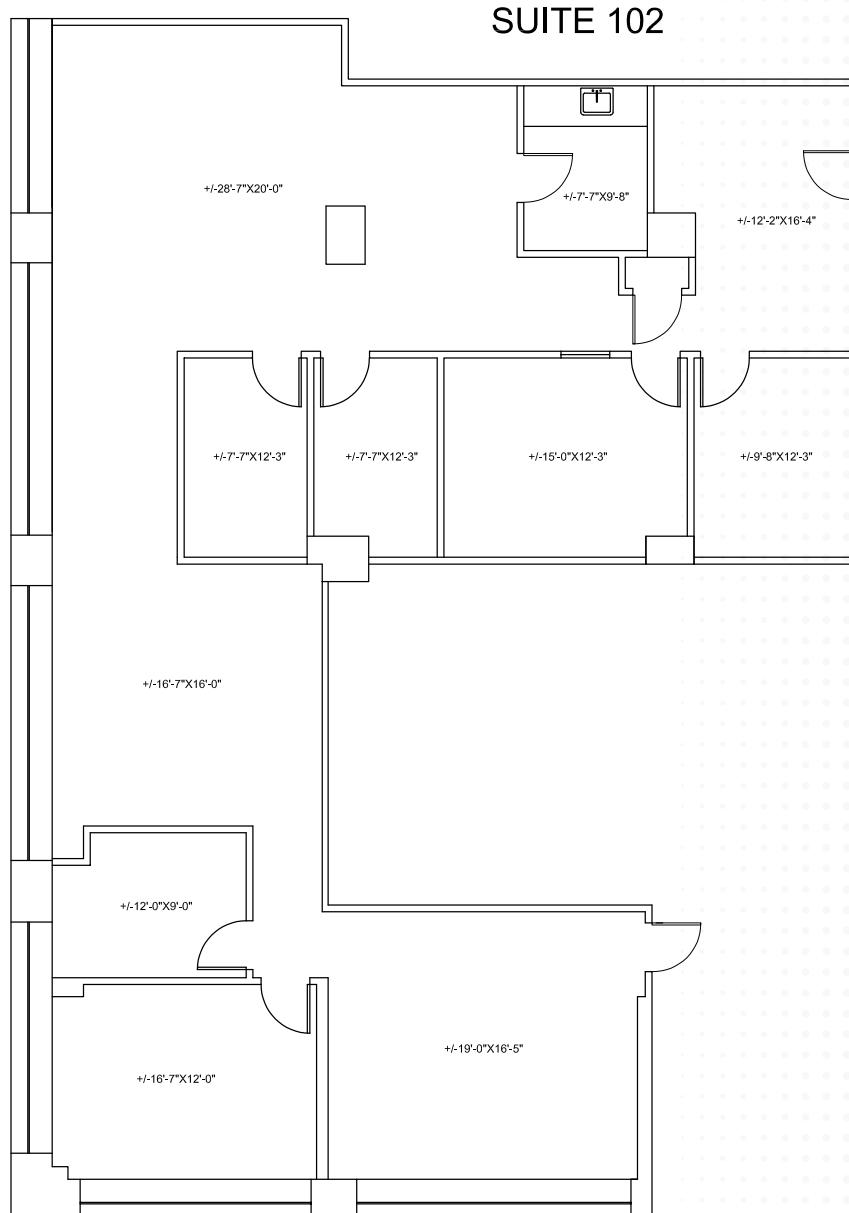
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# ONE LONG WHARF NEW HAVEN, CT

**3,205 RSF Medical Suite on the First Floor  
Located in a 300,000 Class-A Medical Out-patient Building**



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