

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 st Floor	102	3,205 RSF
1 st 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

MAUREEN O'BOYLE
203 326 5810
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GERRY LEES
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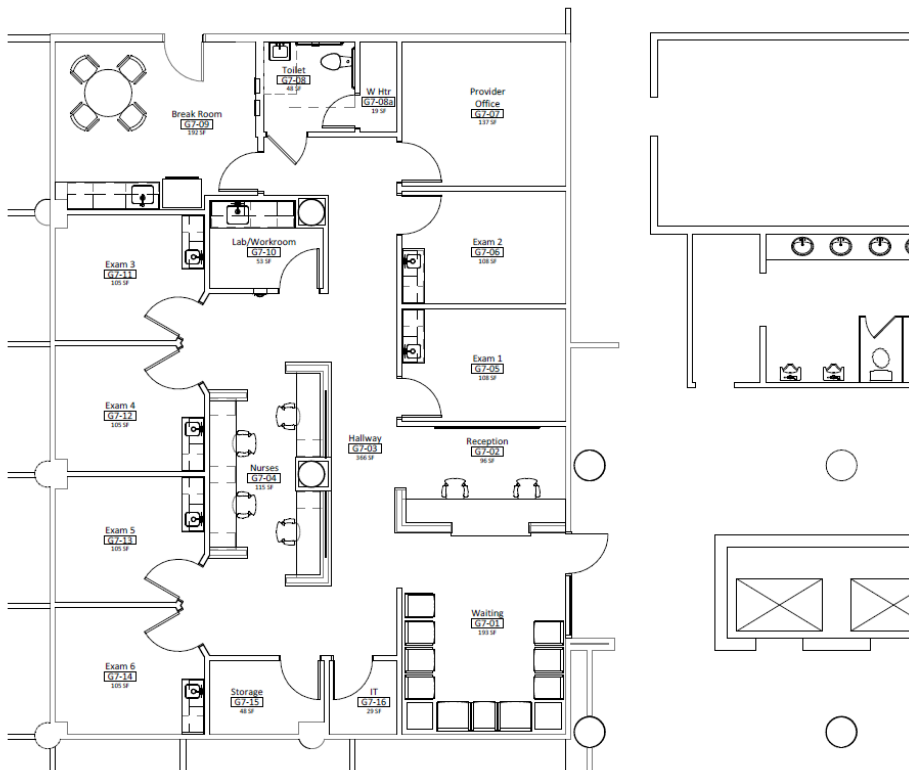
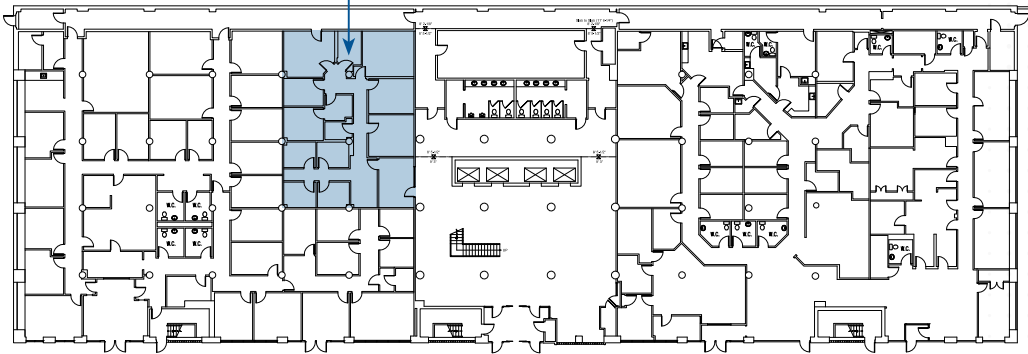
Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th floor
Four Stamford Plaza
Stamford, CT 06902
203 326 5800
www.cushmanwakefield.com

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2,561 RSF

Suite 122 - 2,561 RSF



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[CLICK TO VIEW VIDEO](#)



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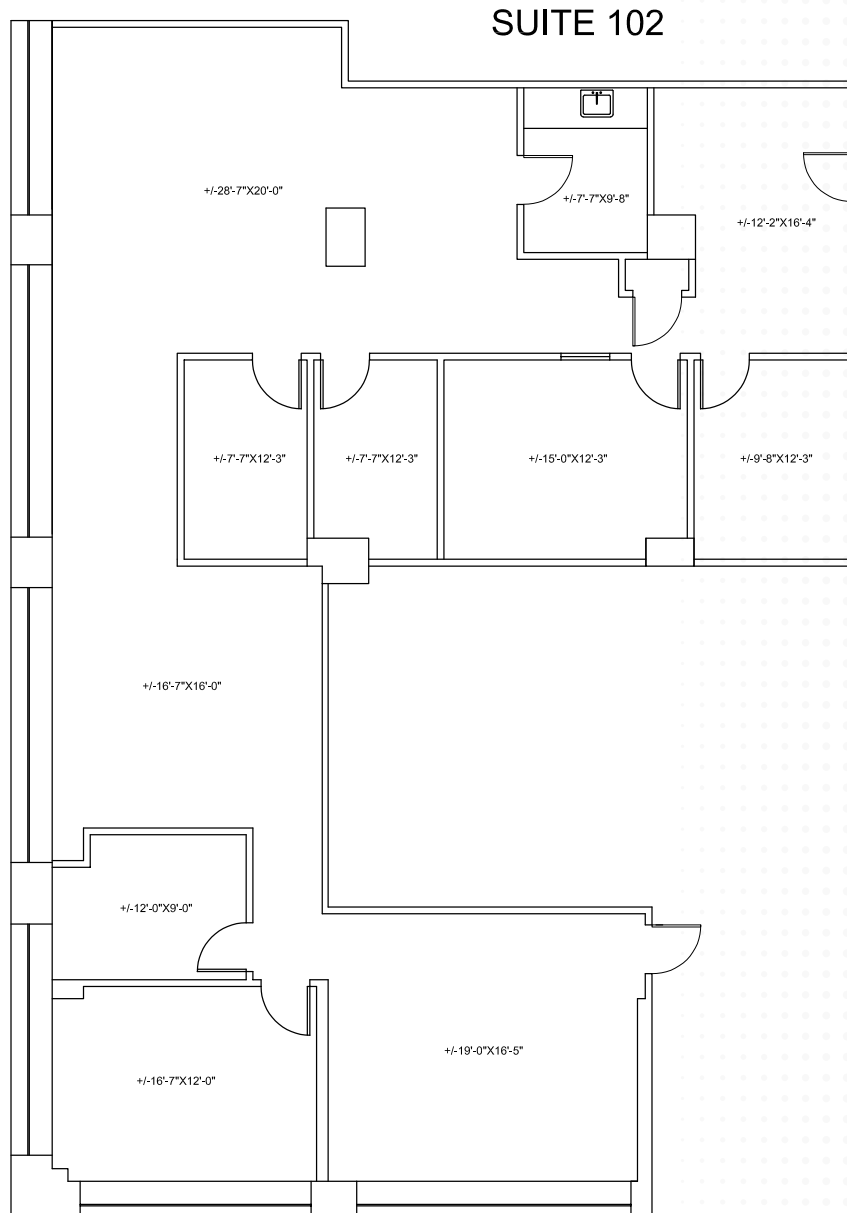
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3,205 RSF Medical Suite on the First Floor

Located in a 300,000 Class-A Medical Out-patient Building



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