



\$27.00-\$29.00/RSF



OFFICE SPACE
AVAILABLE



CLASS A
BUILDING



EPA ENERGY STAR
RATED

Amenities



Wharf Café



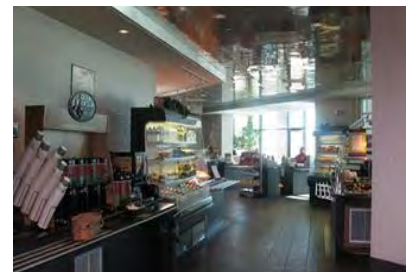
Conference Room



Fitness Center



1700 Car Parking Garage



The Water Club



PROPERTY ADDRESS
555 LONG WHARF DRIVE
NEW HAVEN, CT




CONTACT
WILL LORENZ
DIRECTOR OF LEASING
203.603.5169 wlorenz@fusco.com





- 2 minutes to Union Station
- 4 minutes to New Haven Green
- 3 minutes to Wooster Square
- 7 minutes to Tweed Airport



 **PROPERTY ADDRESS**
555 LONG WHARF DRIVE
NEW HAVEN, CT

CONTACT
WILL LORENZ
DIRECTOR OF LEASING
203.603.5169 wlorenz@fusco.com



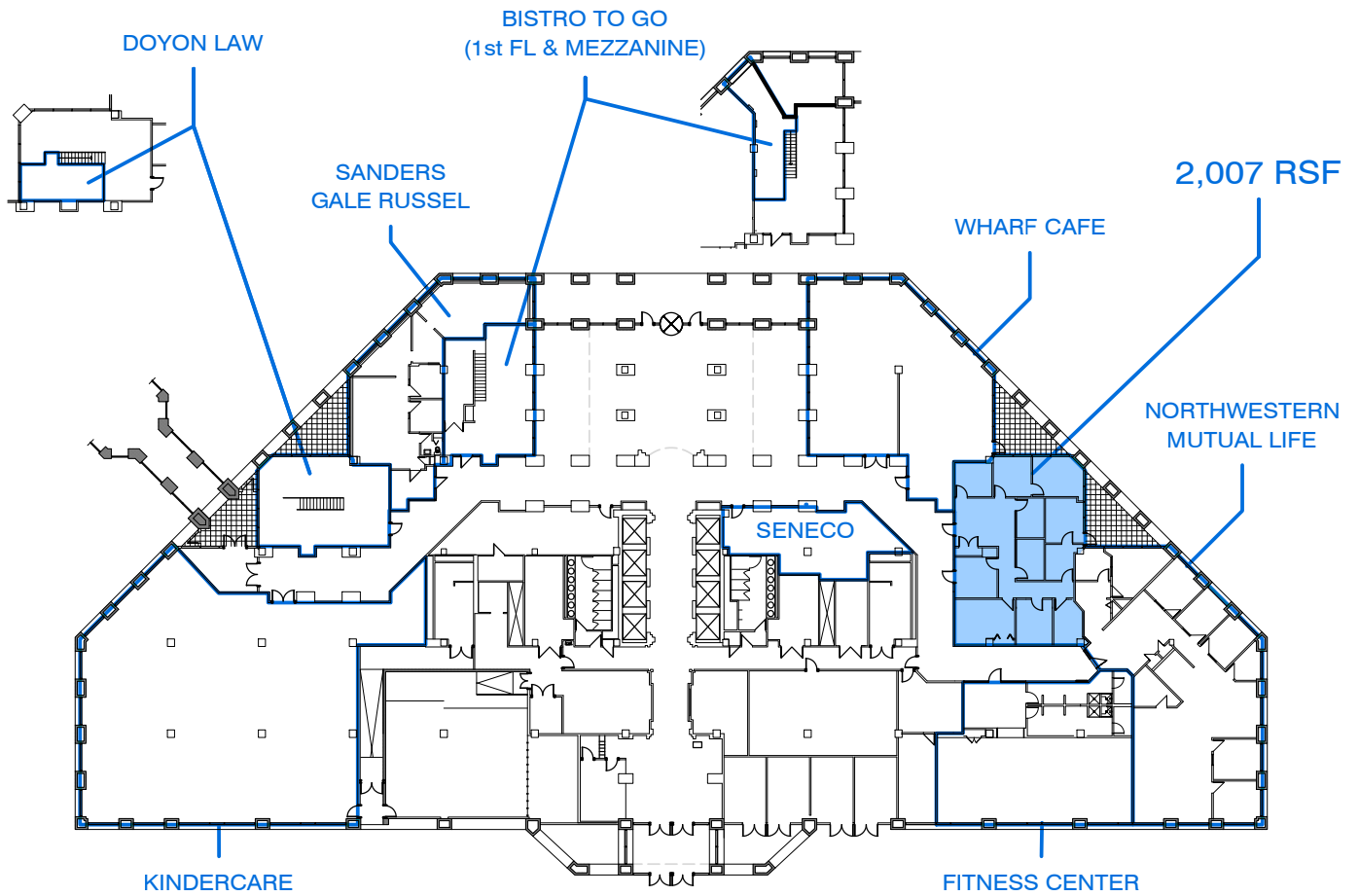


ON SITE AMENITIES

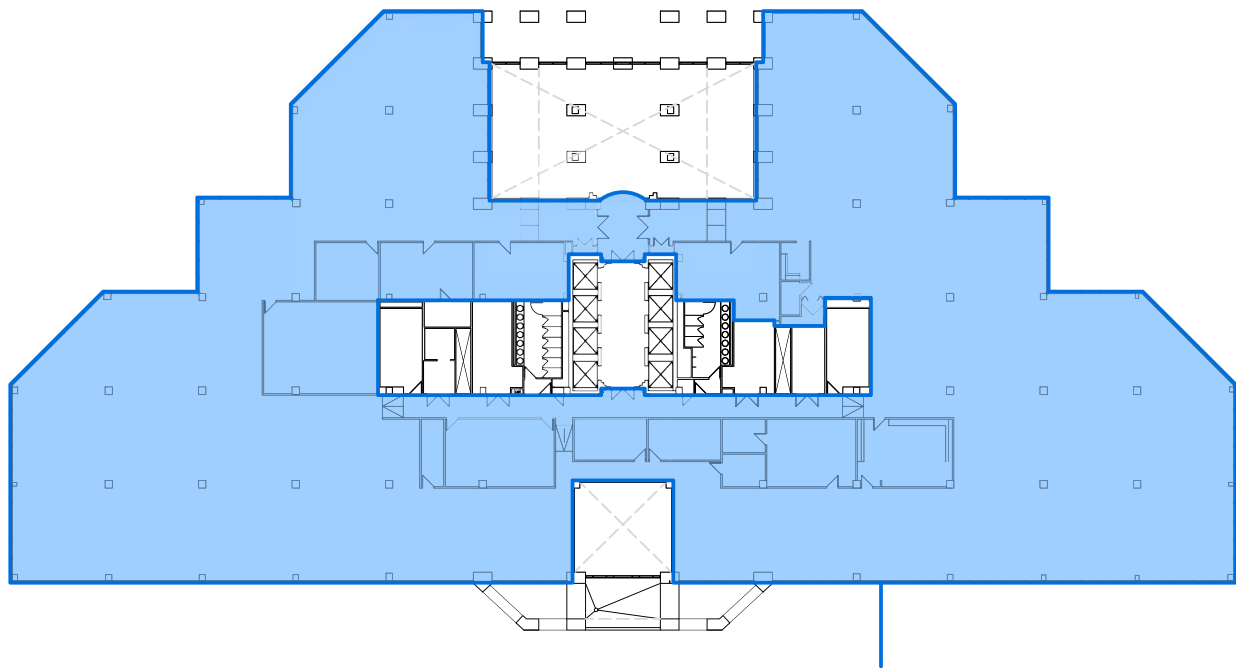


- Parking Garage for 1,700 cars
- On-Site Property Manager and building owner is owner occupied
- The Wharf Café with Starbucks Coffee's and Grab & Go food
- Il Gabbiano Seafood Restaurant
- Tenant Shared Conference Facility
- Gym with modern equipment and mens/lady's lockers
- Day Care with outdoor playground
- POP UP Shop with rotating retail/art/health/beauty vendors
- Micro Market / Bistro to Go (24/7 Self Service Access)
- Dessert Food Trucks all year on site
- Water's edge walkways throughout campus for breaks & walks
- 24/7 security guard on-site and security card access.
- ATM on site

AVAILABLE



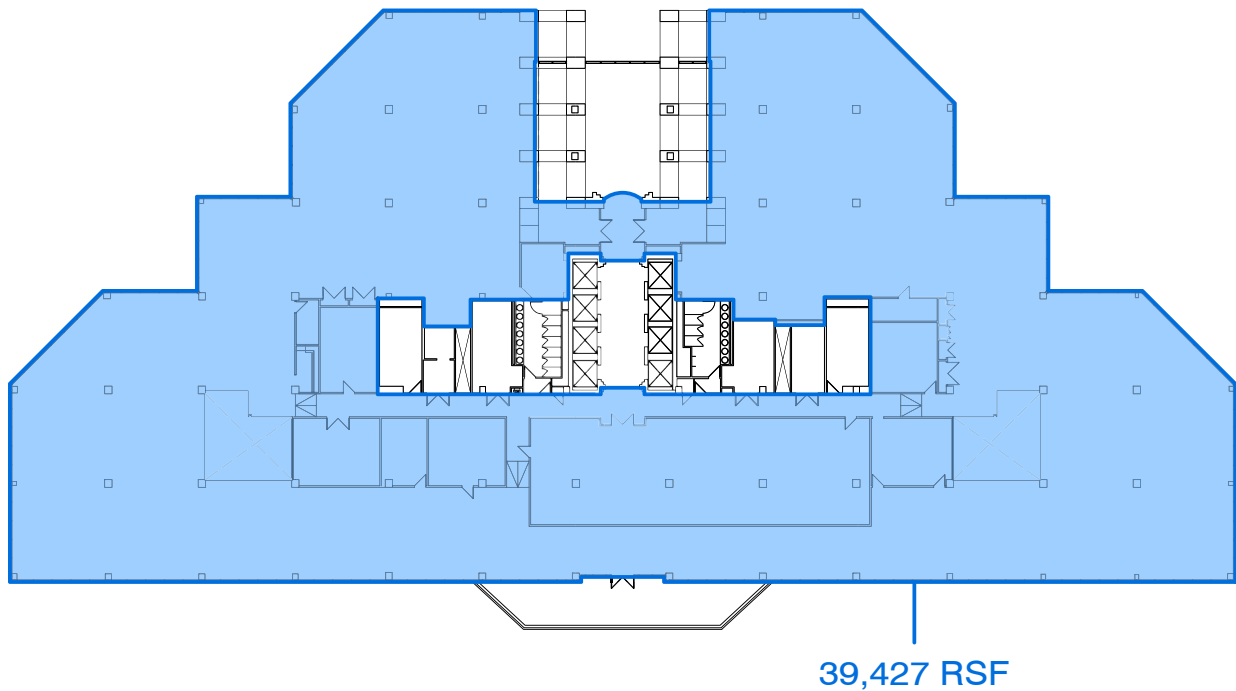
AVAILABLE



37,045 RSF

Fusco Management Company, LLC • Property Managers

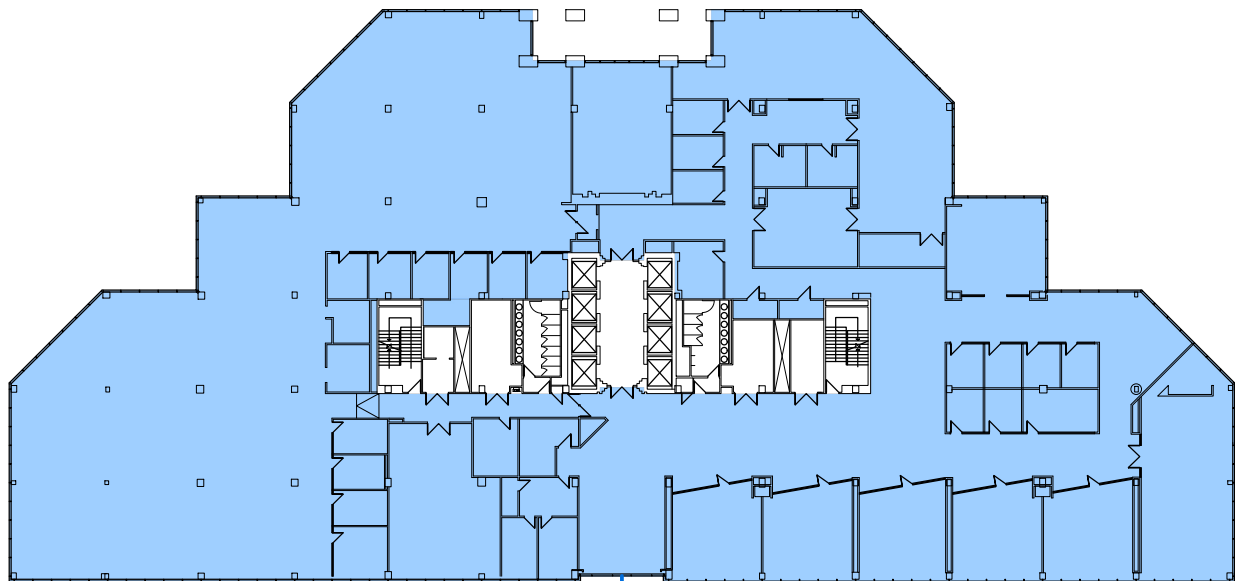
AVAILABLE



Fusco Management Company, LLC • Property Managers

LONG WHARF MARITIME CENTER • 555 LONG WHARF DRIVE, SUITE 14 • NEW HAVEN, CONNECTICUT 06511
203.603.5169 phone • • www.fusco.com website

AVAILABLE



40,748 RSF

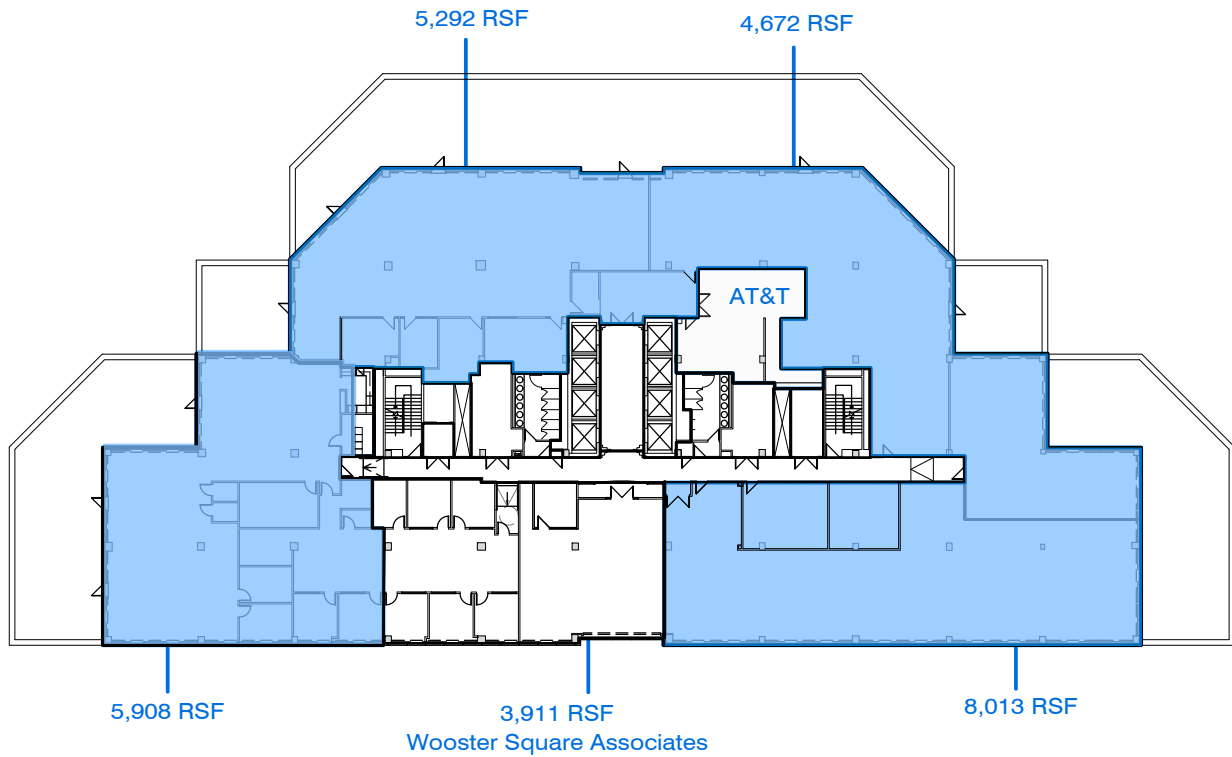
Fusco Management Company, LLC • Property Managers

LONG WHARF MARITIME CENTER • 555 LONG WHARF DRIVE, SUITE 14 • NEW HAVEN, CONNECTICUT 06511
203.603.5169 phone • • www.fusco.com website



LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE - 5TH FLOOR

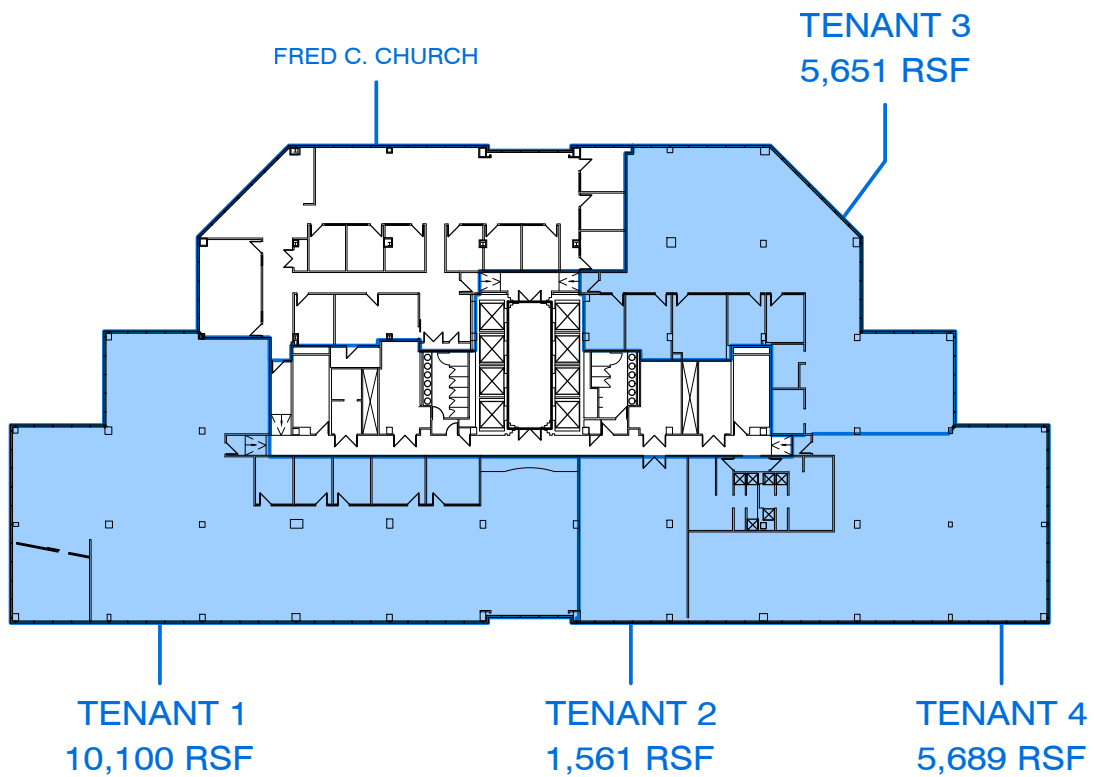
AVAILABLE



Fusco Management Company, LLC • Property Managers

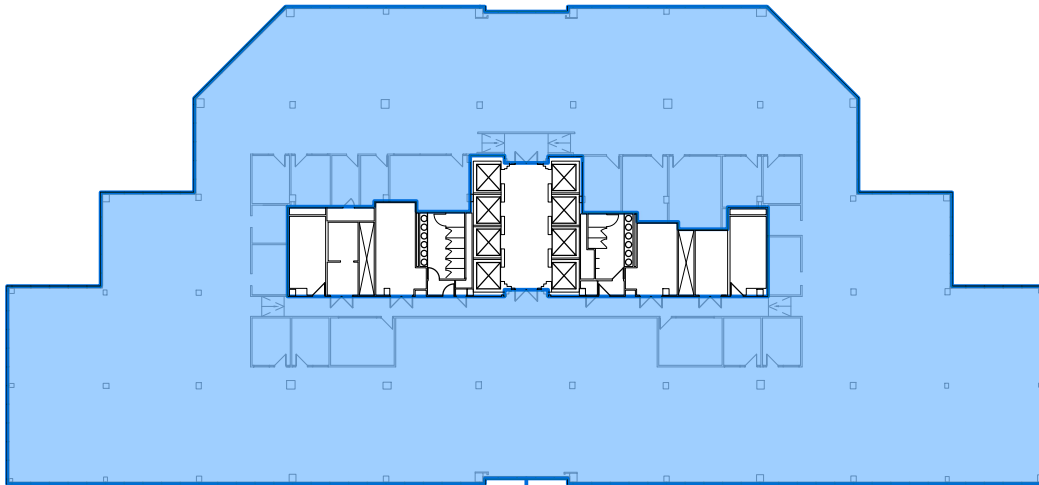
LONG WHARF MARITIME CENTER • 555 LONG WHARF DRIVE, SUITE 14 • NEW HAVEN, CONNECTICUT 06511
203.603.5169 phone • • www.fusco.com website

AVAILABLE



LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE - 7TH FLOOR

AVAILABLE

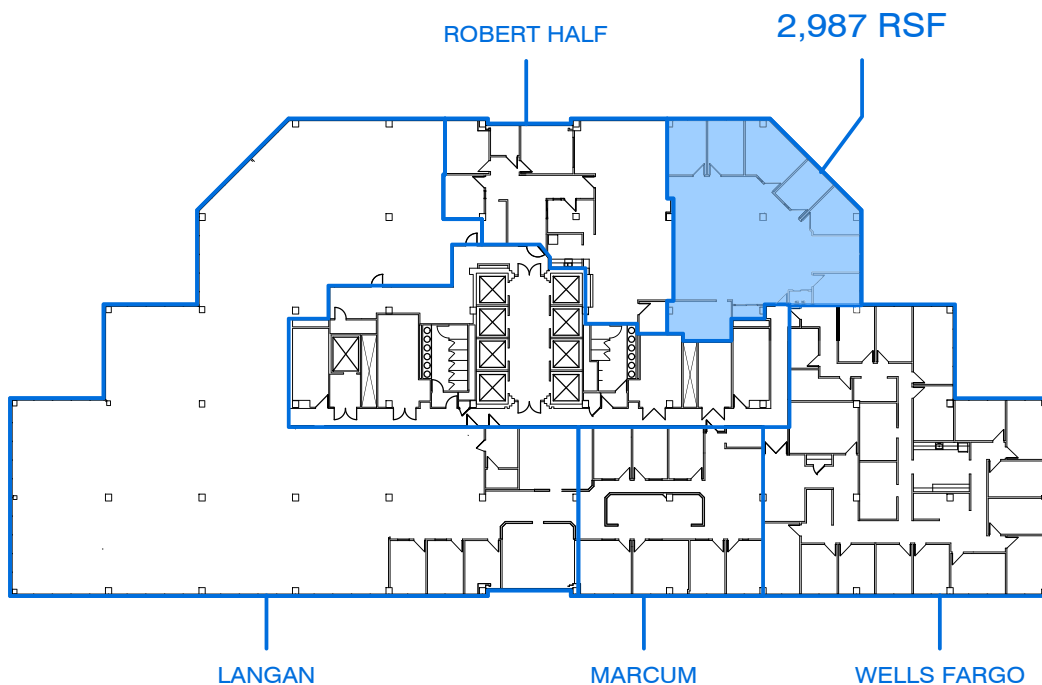


31,608 RSF
VACANT

Fusco Management Company, LLC • Property Managers

LONG WHARF MARITIME CENTER • 555 LONG WHARF DRIVE, SUITE 14 • NEW HAVEN, CONNECTICUT 06511
203.603.5169 *phone* • • www.fusco.com *website*

AVAILABLE

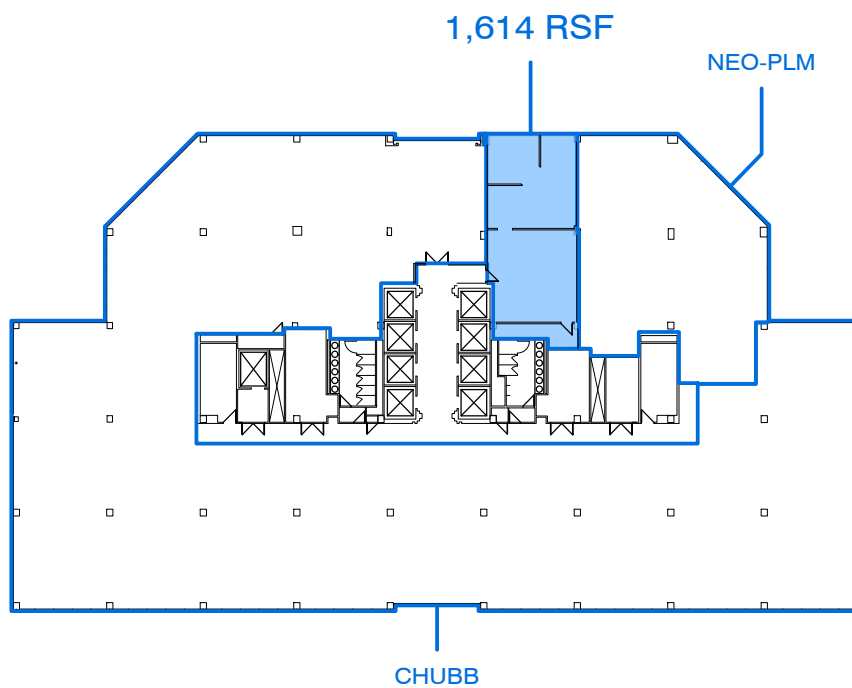


Fusco Management Company, LLC • Property Managers

LONG WHARF MARITIME CENTER • 555 LONG WHARF DRIVE, SUITE 14 • NEW HAVEN, CONNECTICUT 06511
203.603.5169 phone • • www.fusco.com website

LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE - 10TH FLOOR

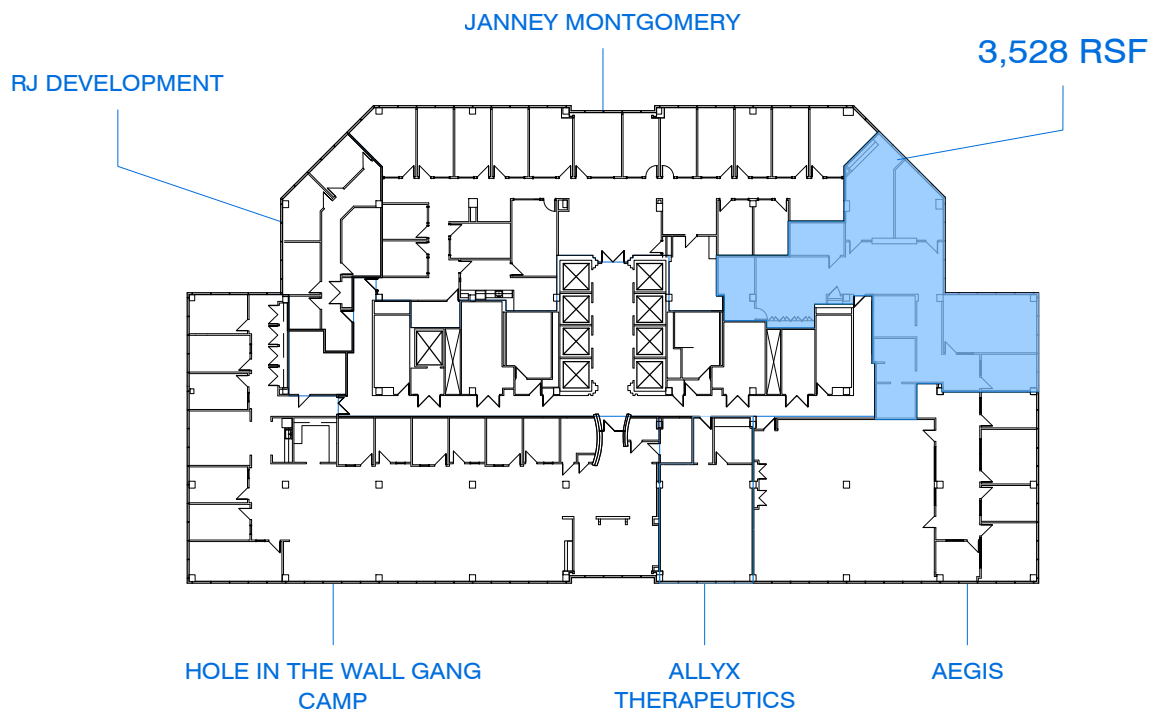
AVAILABLE



Fusco Management Company, LLC • Property Managers

LONG WHARF MARITIME CENTER • 555 LONG WHARF DRIVE, SUITE 14 • NEW HAVEN, CONNECTICUT 06511
203.603.5169 *phone* • • www.fusco.com *website*

AVAILABLE



Fusco Management Company, LLC • Property Managers

AVAILABLE

