

## 545 Long Wharf Drive



Town: New Haven  
Zip Code: 06511  
Address: 545 Long Wharf Drive  
Property Type: Class A Office  
Available Square Feet: 44,432  
Total Square Feet: 275,000  
Contiguous Square Feet: 30,461  
Floors: 9  
Ceiling Height Max: 8'  
Sale: No  
Lease: Yes  
Lease Price: \$28 per square foot

### Building

Previous Use: Office  
Total Acres:  
Building Dimensions: NA  
Additional Buildings: None  
Office Class: A  
Property Tax Rate: 42.21 mills  
Special Taxing Zone: Yes, Enterprise Zone  
Zoning: Office  
Year Built: 1988  
Parking: 3/1000  
Floor Thickness:  
A/C: Yes, 100%

### Utilities

Natural Gas/Provider: Southern CT Gas  
Size of Gas Line:  
Gas Pressure (PSI):  
Water Provider: South Central CT Reg. Water Authority  
Size of Water Main:  
Sewer Provider: City  
Size of Sewer Main:  
Electric Service Provider: UI  
Distribution Voltage:  
Amps:  
Phase:  
Dual Feed:  
Fiber: Yes

### Transportation

Distance to Highway: .5 miles to I-95, I-91  
Access Roads: Long Wharf Drive  
Distance to Port: 1 mile  
Distance to Airport: 2 miles  
Distance to Commuter Rail: .5 miles

### Notes

Class A office space located on Long Island Sound.

### Contact:

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