

195 CHURCH

NEW HAVEN, CONNECTICUT



ICONIC NEW HAVEN PROPERTY

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THRIVING URBAN ENVIRONMENT



CUSHMAN & WAKEFIELD IS PLEASED TO PRESENT THE OPPORTUNITY TO LEASE SPACE IN ONE OF NEW HAVEN'S MOST ICONIC OFFICE BUILDINGS.

ICONIC PREMIER OFFICE PROPERTY

195 Church is an 18-story, 263,938 square foot New Haven office building. 195 Church is one of the signature Class A office buildings in the New Haven CBD, featuring a dramatic lobby with a Key Bank branch, planned deli-café, newsstand and connected covered parking.

UNPARALLELED LOCATION: IN THE HEART OF THE NEW HAVEN CBD

The City of New Haven has a dynamic 24/7 environment with a vibrant downtown. 195 Church is ideally located within the heart of the New Haven CBD at the northeastern corner of the New Haven Green and the world-renowned Yale University. The building is within walking distance to 100+ dining, retail and services establishments as well as proximate to every major commuter artery in the city.

EXCELLENT COMMUTING ACCESS

Strategically located proximate to all major city roads connecting the New Haven CBD to Interstates 95, 91 and 84, Routes 34 and 1, the Merritt/Wilbur Cross Parkway, and the city's two train stations, which provide local train and Amtrak service.

CONNECTED COVERED PARKING

Parking is available within a connected garage under the property, and with proprietary rights to additional garage and surface parking within a short walk.

UNPARALLELED LOCATION

ACCESS TO EVERY CBD AMENITY

Downtown New Haven offers an eclectic mix of restaurants, 100+ specialty boutiques paired alongside well-known national retailers, acclaimed cultural and entertainment venues, advanced medical care, and an abundance of service establishments.

DINING

BAR	Heirloom at The Study	Oaxaca Kitchen	Seoul
Barcelona	Jeera Thai	Ordinary	Shake Shack
Basta Trattoria	John Davenport's	Pacifico	Sushi on Chapel
Buffalo Wild Wings	Kitchen ZINC	Panera Bread	Temple Grill
Cask Republic	Kumo Hibachi	Pepe's Pizza	The Green Teahouse
Chipotle	Steakhouse	Pitaziki	Union League Café
Geronimo Tequila Bar	Louis Lunch	Prime 16	

ENTERTAINMENT & CULTURAL VENUES

Beinecke Rare Book & Manuscript Library
Connecticut Children's Museum
Long Wharf Theater
Lyman Center for the Performing Arts
Peabody Museum of Natural History
Schubert Theater
Yale Repertory Theater
Yale University Art Gallery

HOTELS

Courtyard by Marriott
New Haven Hotel
Omni New Haven Hotel at Yale
The Study at Yale

UNIVERSITIES

Gateway Community College
Quinnipiac University
Southern Connecticut State University
University of New Haven
Yale University

ADVANCED MEDICAL CARE

Yale-New Haven Hospital
Yale-New Haven Hospital—St. Raphael Campus

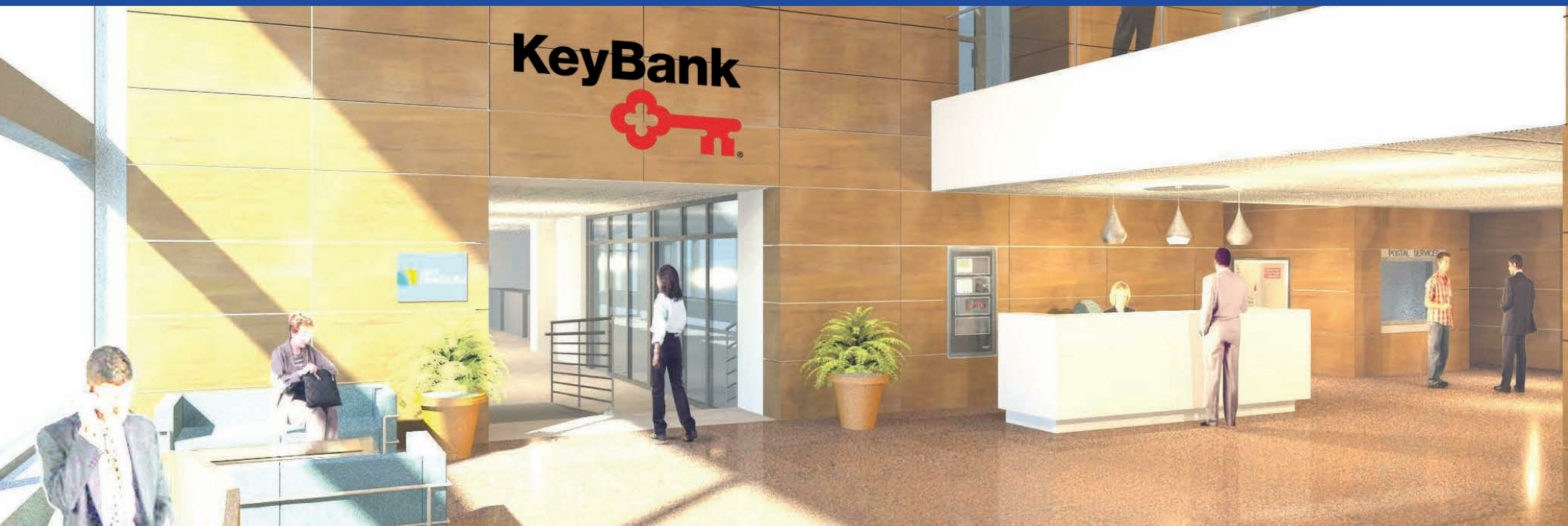


DOWNTOWN NEW HAVEN





LOBBY IMPROVEMENTS



HIGHLY VISIBLE LOCATION



VIEW FROM 195 CHURCH

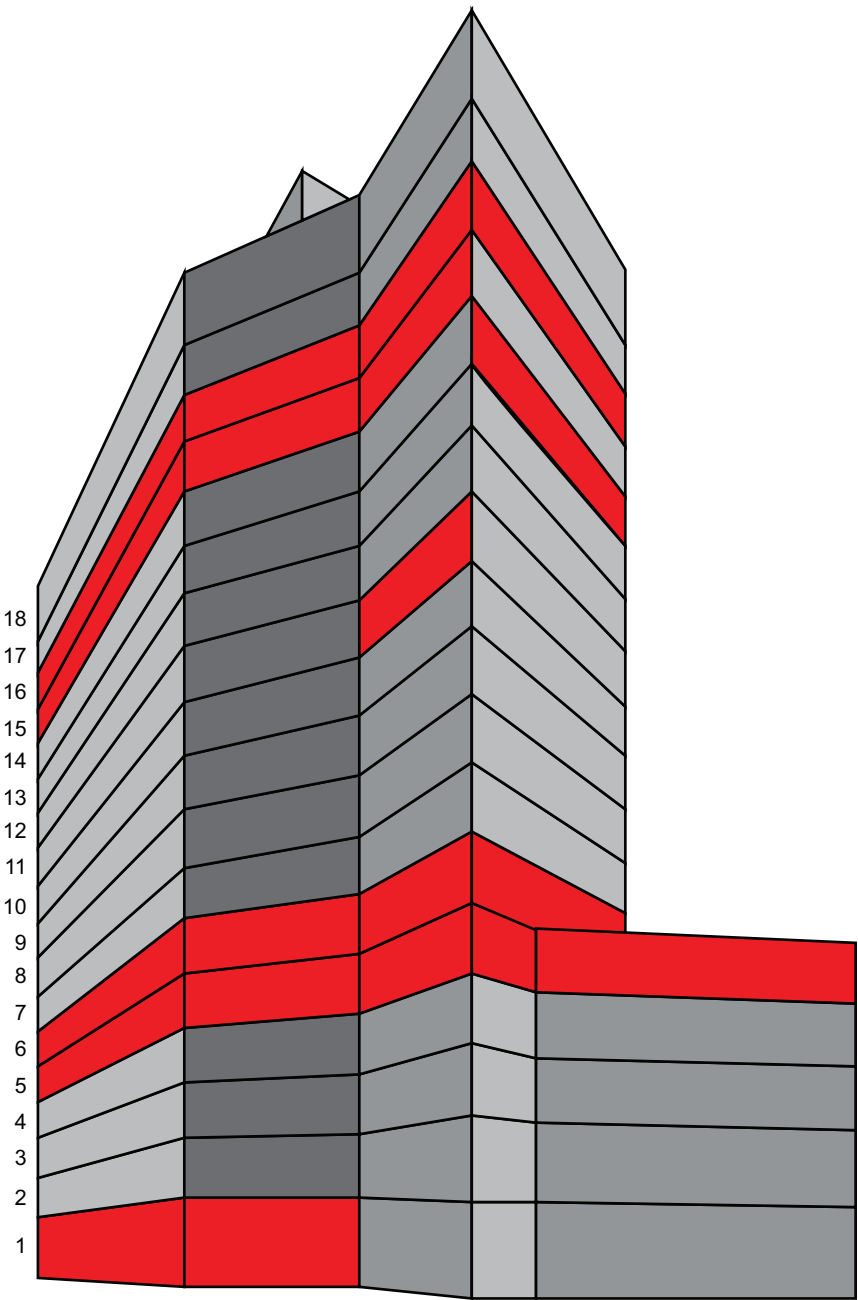
PREMIER OFFICE SPACE

THE BUILDING FEATURES:

- Excellent natural light
- Floor to ceiling energy efficient windows
- Highly efficient floor plates from 12,000 SF - 18,000 SF
- Direct access to all major highways
- Numerous restaurants and retail shopping located in the immediate vicinity as well as world-class cultural attractions
- Parking is available within a connected garage

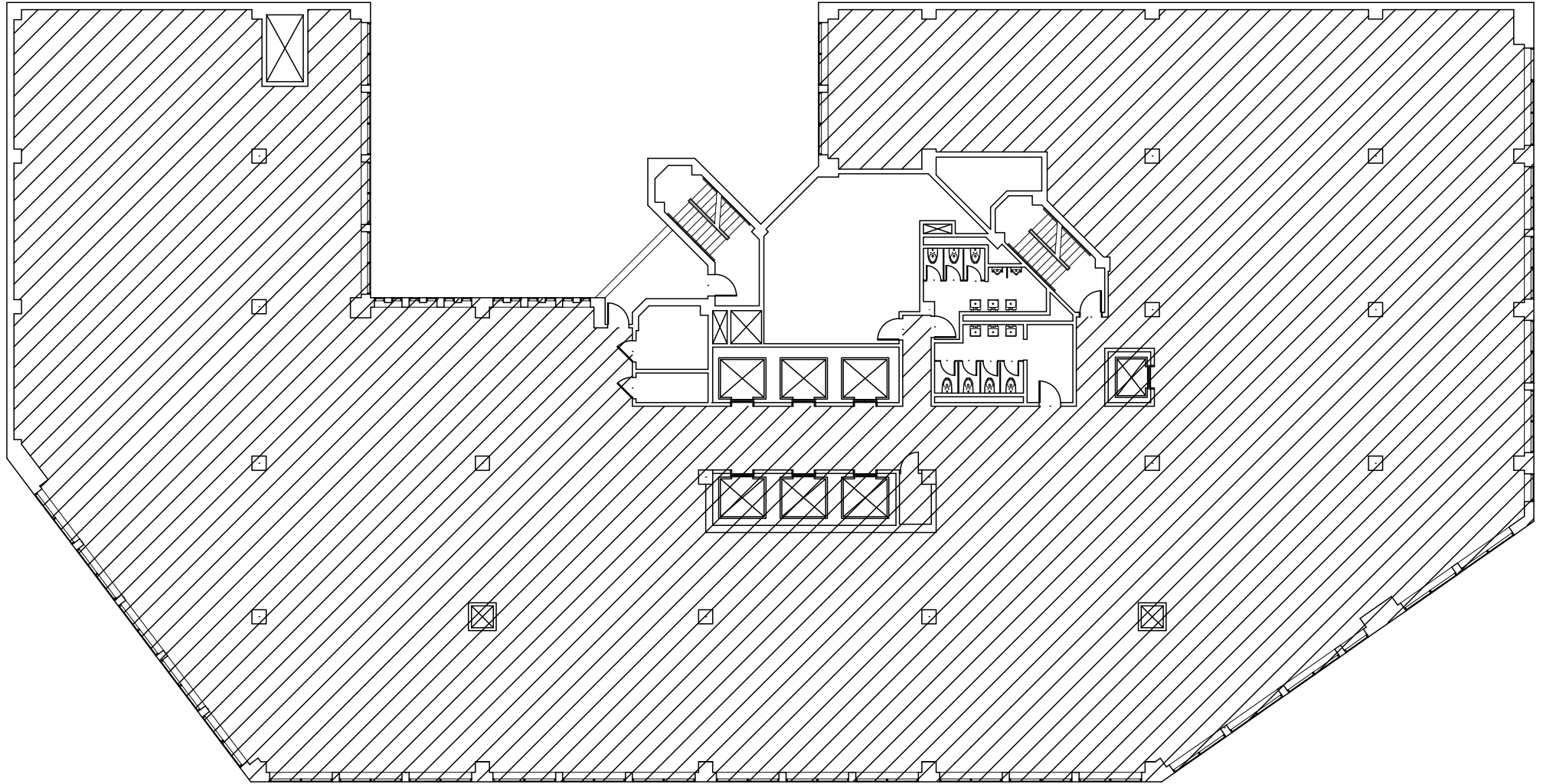
AVAILABLE SPACE

Floor	Space
1st	6,492 SF (Retail Space)
5th	16,241 SF
6th	11,521 SF
11th	4,096 SF 2,024 SF
14th	3,649 SF
15th	5,049 SF
15th	5,142 SF
16th	11,581 SF



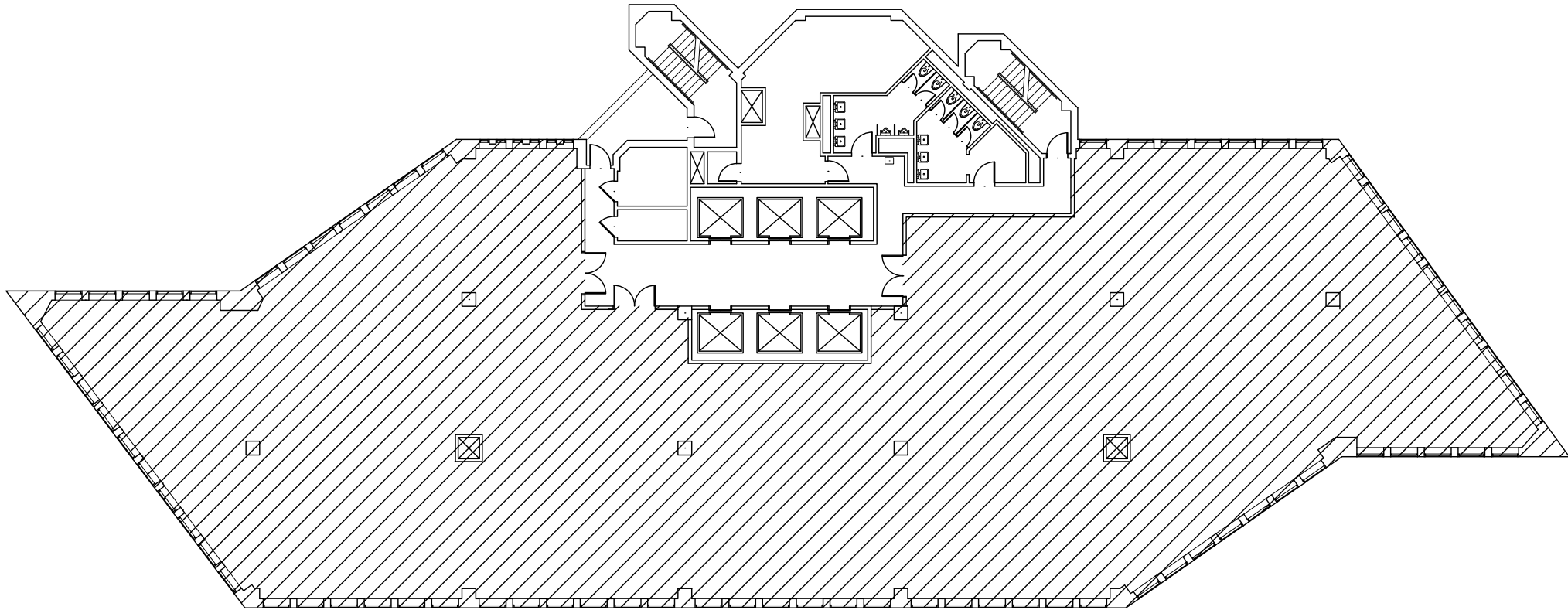
TYPICAL FLOOR PLAN

LOWER FLOORS | 3-5 | 18,618 SF



TYPICAL FLOOR PLAN

UPPER FLOORS | 6-18 | 12,143 SF





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