



# Connecticut Financial Center

157 Church Street | New Haven, CT



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# Premier Office Tower.

At the heart of downtown New Haven



**Premier Office Tower**  
Class A Office Space



**Centrally located  
in New Haven -**  
with spectacular views of  
New Haven, Yale University  
and New Haven Harbor



**Flexible floorplates with suites  
ranging from small suites to multiple floors:**  
Small suites ranging from 1,000 - 5,000 SF  
Mid (partial) floors: 9,000 - 11,000 SF  
Contiguous high rise floors available  
20,000 SF per floor



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# Amenities



Onsite fitness and wellness center



668 parking spaces



Onsite cafe



Located next to US District Courthouse and City Hall



Direct access to Interstate 91 and 95



Walkable to nearby public transportation (Amtrak and Commuter rail)



Located in the Heart of Downtown

Yale Hospital

Connecticut Financial Center

City Hall

State Street Station

New Haven Green

Union Station

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# Location & Access

- Yale Hospital**  
1 mi | 5-min drive
- New Haven Green**  
Directly across Church Street
- State Street Station**  
Direct Access
- Union Station**  
1 mi | 5-min drive
- City Hall**  
0 mi | 1-min walk



**5-min Drive**  
to New Haven Union Station via cab or shuttle



**Acela Access**  
2-hr Acela to Boston, 90 mins to NYC



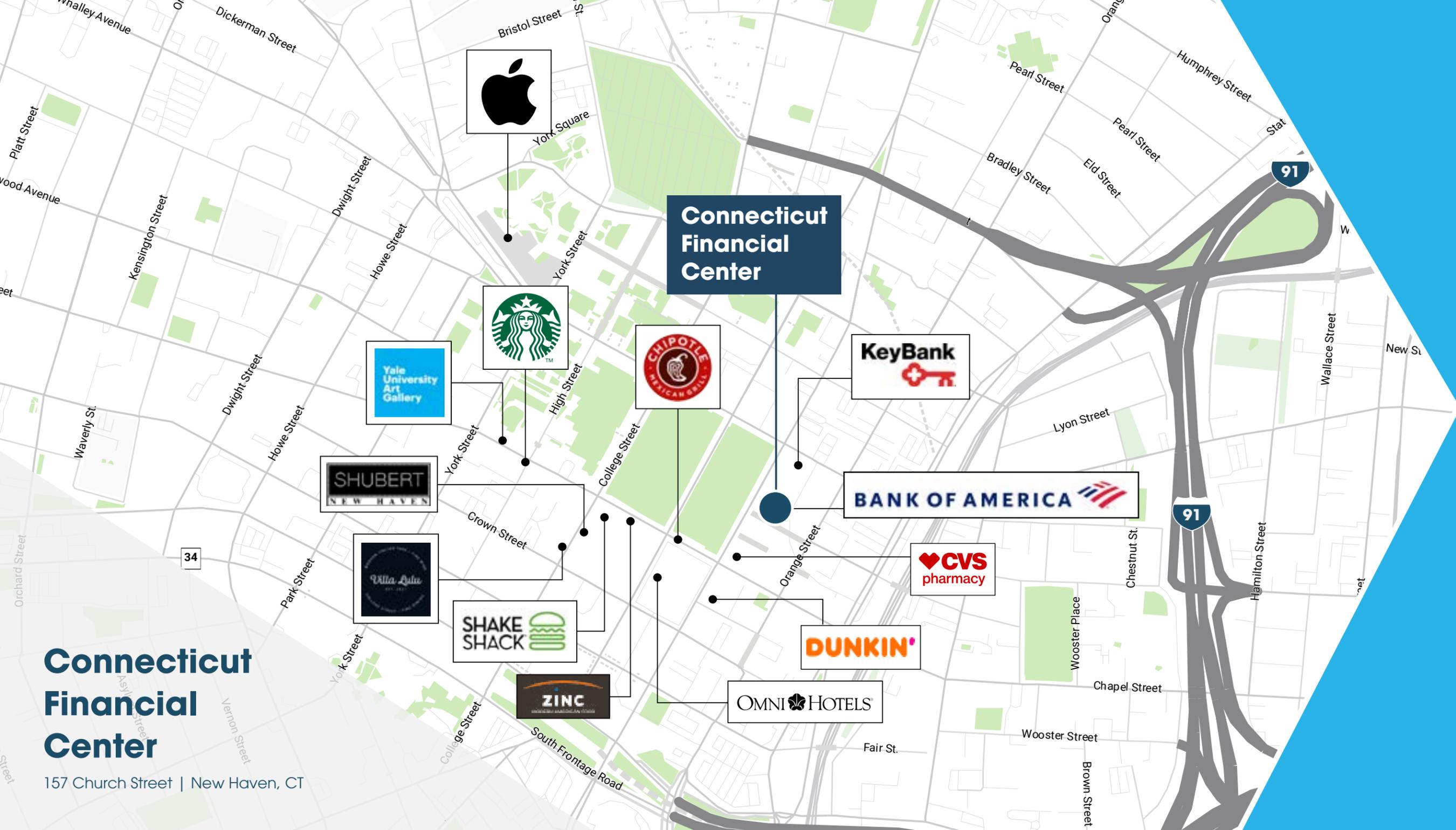
**30+ Restaurants**  
within 10-min drive



**I-95**  
1 mi | 5-min drive



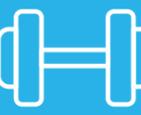
**I-91**  
2.6 mi | 8-min drive



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# Amenities within 10-min walk

-  **25** Limited-Service Restaurants (Fast Food)
-  **96** Full-Service Restaurants
-  **17** Banks
-  **7** Fitness Centers
-  **7** Hotels



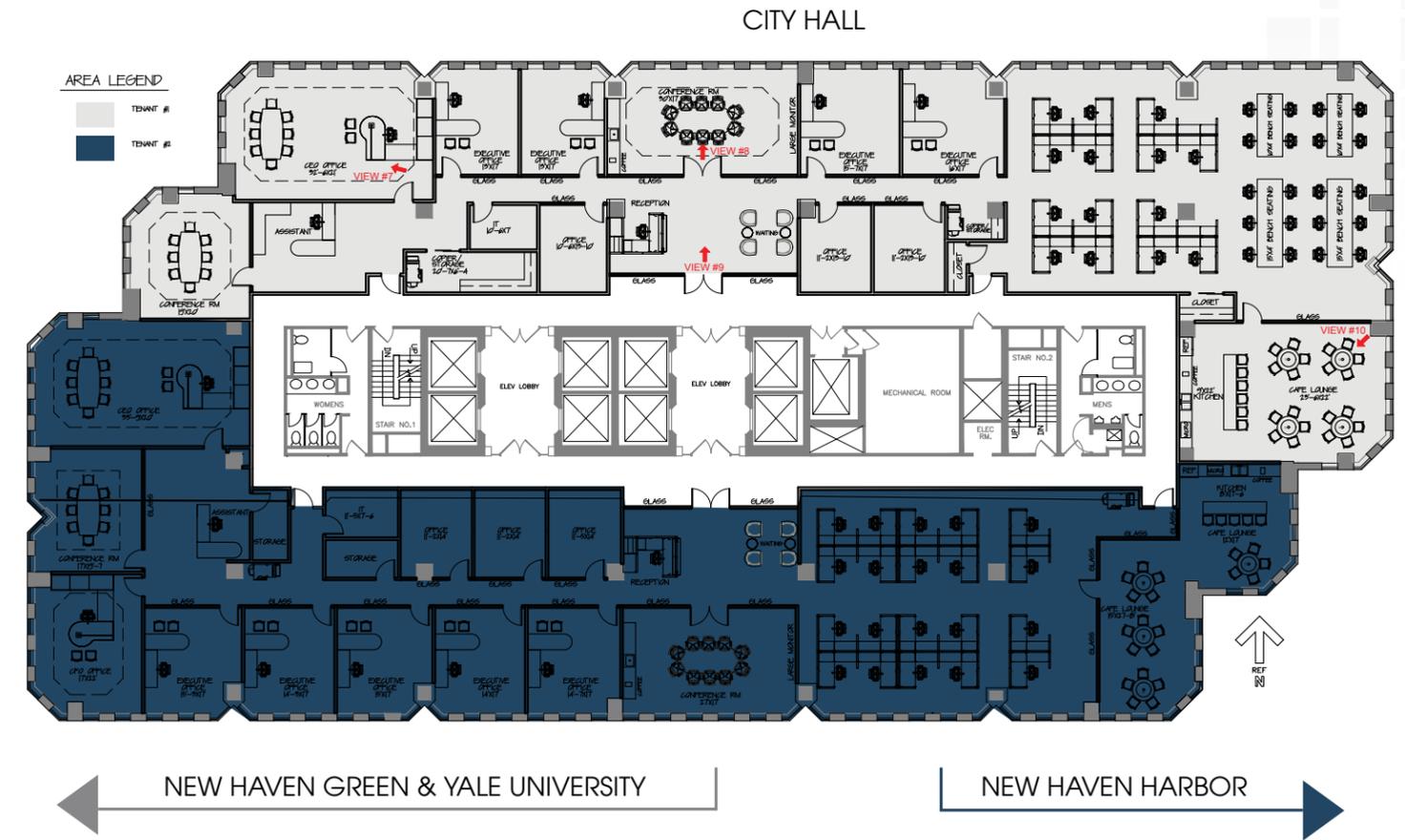
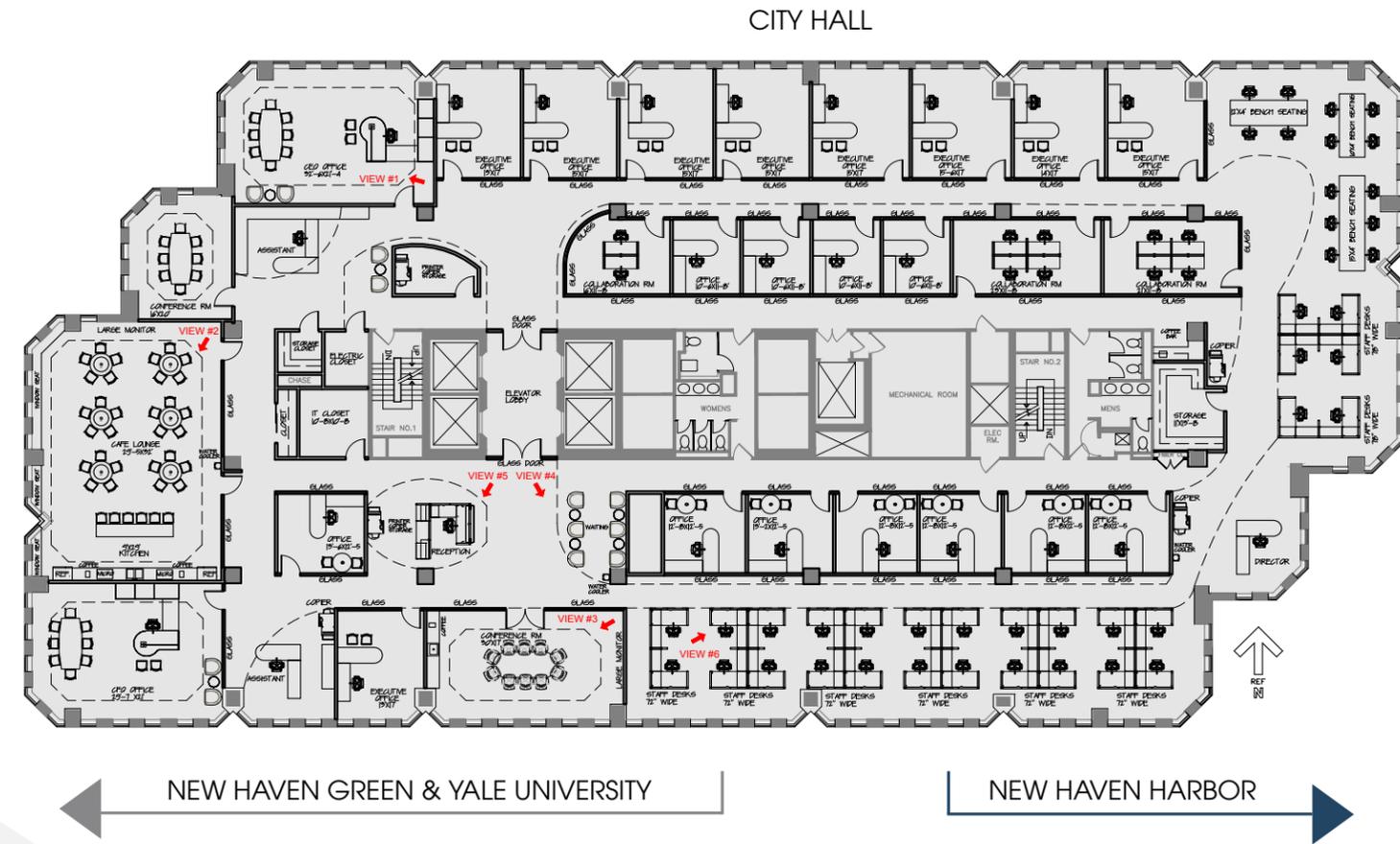
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# FLOOR PLANS

15<sup>th</sup> Floor

16<sup>th</sup> Floor





# Summary of Amenities

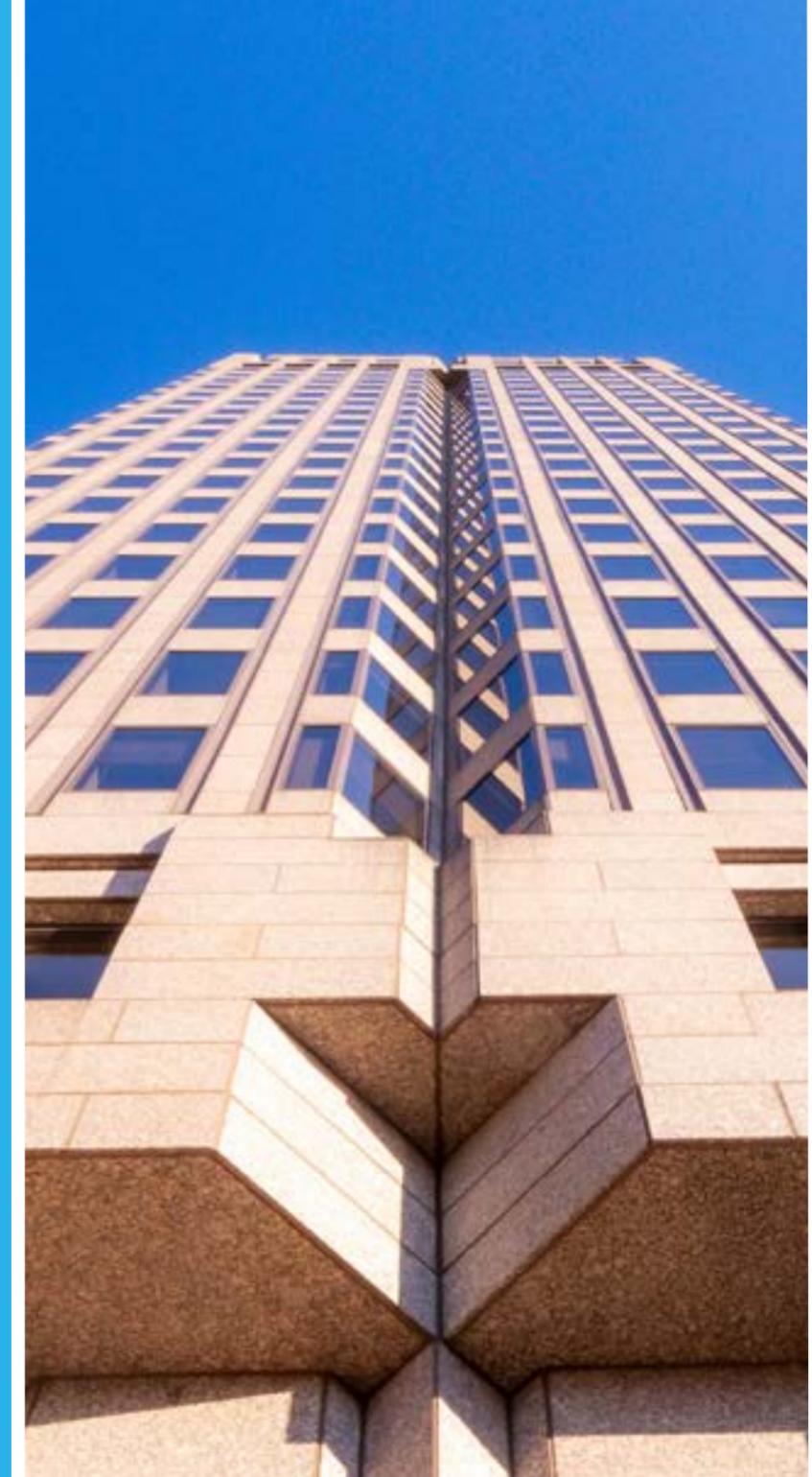
- 157 Church Street is the leading A-Grade office tower in New Haven
- Largest and tallest office building in Downtown
- Highly efficient twenty thousand square foot floorplates
- Direct views over New Haven Green and New Haven Sound
- Connected access to City Hall and immediately next to US District Courthouse
- Green Building with a 5-Star Energy Star Rating
- Superior maintained building with recent upgraded elevators, lobby, security, and air filtration systems
- 24 Hour class leading security, including full building and garage camera systems and Tenant after hours parking escort
- Building Blue Light Active Shooting System
- Multi zone heating and A/C system with Merv 13 filters throughout
- 1,250 square foot gym, locker, and shower facilities available to all Tenants
- Newly renovated high speed elevators
- Two high speed fiber networks into the building
- Fully sprinklered building including pressurized emergency stairwells.
- On site dedicated Café
- Retail banking onsite
- Attached EV capable 10 deck parking garage with direct lobby elevator access to 668 garaged space.
- Ninety-seven (97) additional supplemental adjoining at grade open lot parking capacity.
- Tenant rooftop antenna and satellite capacity
- Multiple loading docks with oversized service elevator
- 24 hour access

# Walk from 157 Church Street

- To over 120 eateries and establishments including premier fine dining establishments such as Villa Lulu, Zinc, Harvest Wine Bar, Heirlooms and others
- Multiple hotels including The Blake Hotel, The Graduate new Haven, Omni Hotel, and the New Haven Hotel
- Walking Streets of the Elm City Markets
- Multiple performing arts theaters including the Shubert Theater, Yale University Theaters, New Haven Theater Company, Long Wharf Theater.
- Museums and Art galleries including Yale University Art Gallery and Museums, Peabody Museum of Natural History, New Haven Museum, CT Children's Museum.
- The best of Yale and Connecticut's Medical and Healthcare community and services

# Accessibility

- Direct access to Interstate 91 and 95
- Walk to State Street Station (direct access)
- Walk to New Haven Union Station (10 min walk)



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