

4,703 SF  
Medical Office Space  
For Lease



1 Audubon Street  
New Haven, CT 06511

# Highway Access

One Audubon Street is Class A office building located in downtown New Haven directly across from the Interstates 91 & 95 off/on ramp.

CBRE is pleased to offer 4,700 SF of nicely finished medical office space at One Audubon, conveniently located half a block from the I-95 and I-91 off/on ramps with both structured and surface parking. One Audubon is walkable to all downtown amenities, the train station and luxury apartments.

The suite is complete with a glass entranceway, 7 exam rooms with sinks and cabinetry, physicians' offices and nurses' station, and reception area.

Commuter access to the building is 0.4 miles from the State Street Train Station, 1.1 miles from Union Station with several bus stops along State Street.

Asking Lease Rate: \$

# Security

Lobby security guard during business hours

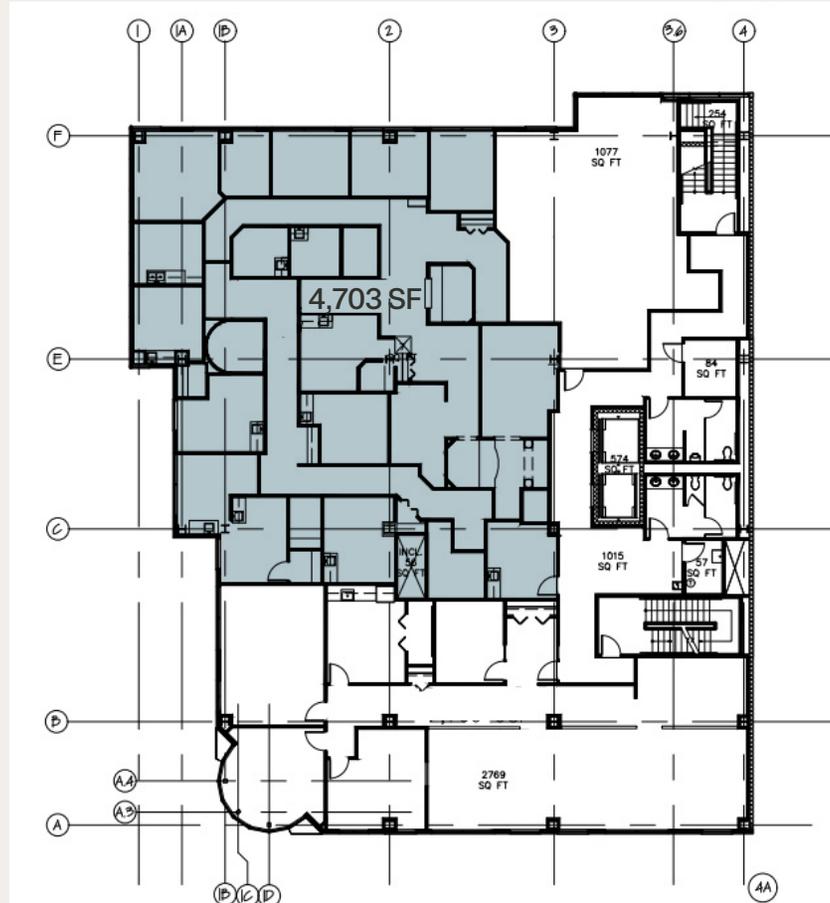


# Floorplan

Second Floor

FL

02



4,703  
Square Feet

4,703 square feet of medical office space available on the second floor.

David Hansen  
Vice President  
+1 203 777 5996  
david.hansen@cbre.com

CBRE Inc.  
+1 860 525 9171



# ONE AUDUBON STREET

**4,703 Square Feet**  
**Medical Office Space**  
For Lease

**1 Audubon Street**  
**New Haven, CT**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

