

PRICE REDUCTION

HAWLEY LANE PROFESSIONAL CENTER
160 HAWLEY LANE
TRUMBULL, CT 06611



JUST REDUCED

Professional Medical / Office Condominiums Available at Crossroads of Merritt Parkway & Route 8 in Trumbull, CT

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to announce a **price reduction** on several medical/office condominiums for sale at the **Hawley Lane Professional Center**, located at **160 Hawley Lane in Trumbull, Connecticut**. Three unique condominiums are available, presenting an excellent opportunity to select the size and price that best fits your requirements in a conveniently located medical corridor.

Choose from:

Suite 105-107: 3,266 SF NOW \$575,000 | Suite 204: 1,798 SF NOW \$335,000 | Suite 205: 908 SF NOW \$180,000

These units are also available for lease at \$16/SF NNN.

Locate your practice or office here and become part of the professional community at this center, alongside Yale New Haven Health and other respected providers. Directly across the street, you'll find DaVita Kidney Care and The Vascular Experts. Situated within half a mile away are large pediatric and neurology practices, and a Yale New Haven Health anchored medical building that is home to a variety of primary care and specialty practices, as well as a blood draw facility. Also located within half a mile is a large Class A office building with a variety of office tenants.

The Hawley Lane Professional Center's 23,200 SF is comprised of three levels on 2.09 acres in a B-C Zone. The premises are meticulously maintained and feature ample parking at 6 spaces per 1,000 SF, professional landscaping, and common hallways renovated in early 2025.

Near the Trumbull/Stratford border, less than one mile from the Merritt Parkway - Exit 33 & 34, and just off Route 8, with proximity to Route 25, the Center is ideally located for accessibility by patients/clients and staff. The site offers further convenience as it is adjacent to numerous retail and hospitality options such as Kohl's, Target, Best Buy, Big Y, and the Marriott Trumbull Hotel.

For more information, please contact Eva Kornreich, Senior Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

CONTACT

Eva Kornreich, Senior Vice President
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203.335.6600 Ext. 23

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 TRUMBULL, CT 06611

SUITE 105-107	3,266 SF
Sale Price:	\$575,000
Common Charges:	\$2,321/Month (2025)
Real Estate Taxes:	\$19,366.84 (2025)

SUITE 204	1,798 SF
Sale Price:	\$335,000
Common Charges:	\$1,278/Month (2025)
Real Estate Taxes:	\$11,599.60 (2025)

SUITE 205	908 SF
Sale Price:	\$180,000
Common Charges:	\$645/Month (2025)
Real Estate Taxes:	\$4,831.72 (2025)

DEMOGRAPHICS	ONE MILE	THREE MILES
Population:	5,780	79,871
Average HH Income:	\$174,740	\$135,161

HAWLEY LANE PROFESSIONAL CENTER	
Total Size:	23,282 SF
Land:	2.09 Acres
Zoning:	B-C Zone
Year Built:	1980
Construction:	Brick Masonry
Stories:	Two plus Lower Level

FEATURES

Traffic Count:	16,145 Average Daily Volume
Parking:	140 Shared Spaces (6/1,000 SF)
Amenities:	Elevator, Handicap Accessible, Four Common Restrooms (Two on the 1 st Floor & Two on the 2 nd Floor)

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Electric

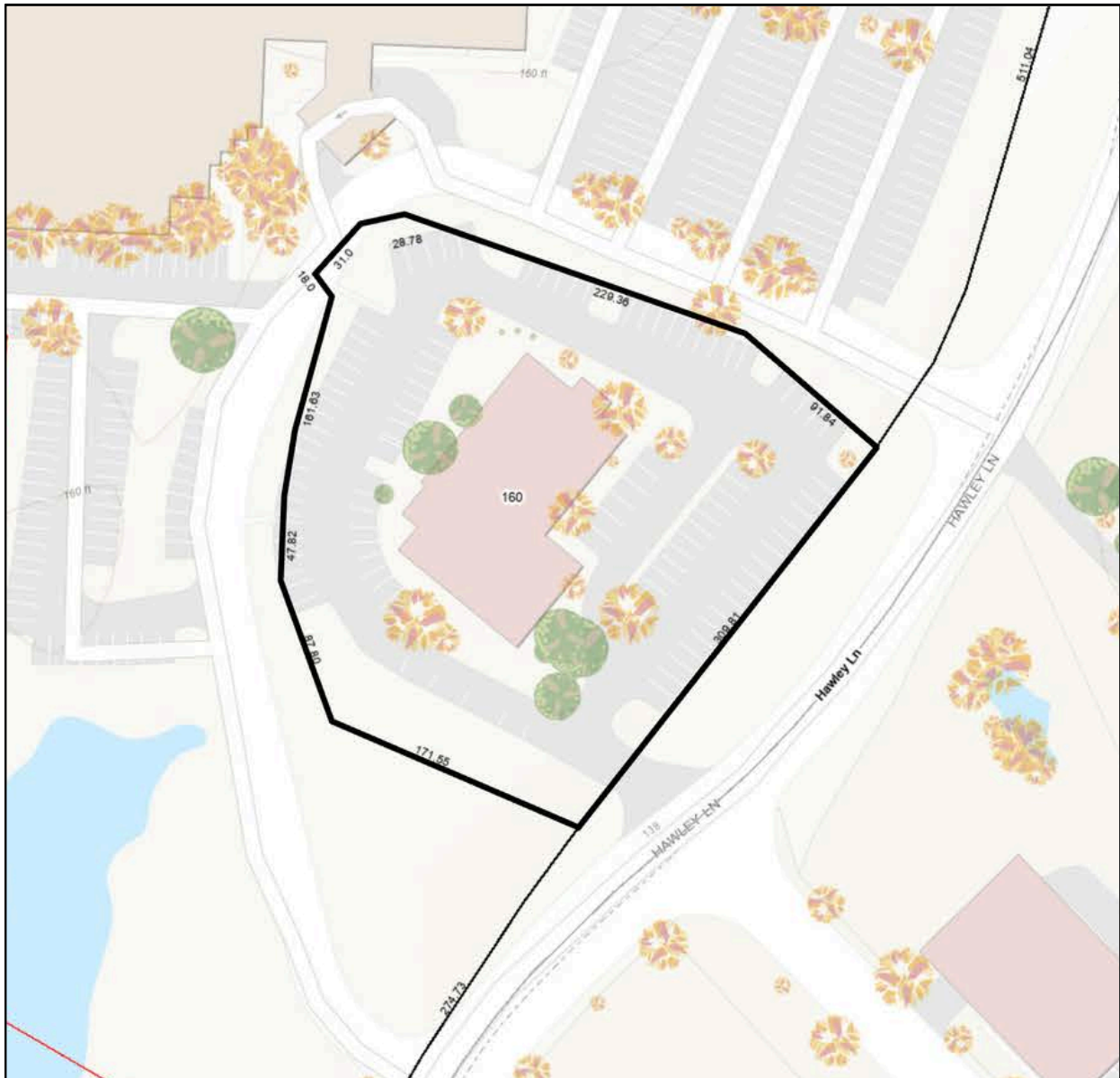


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PARCEL MAP



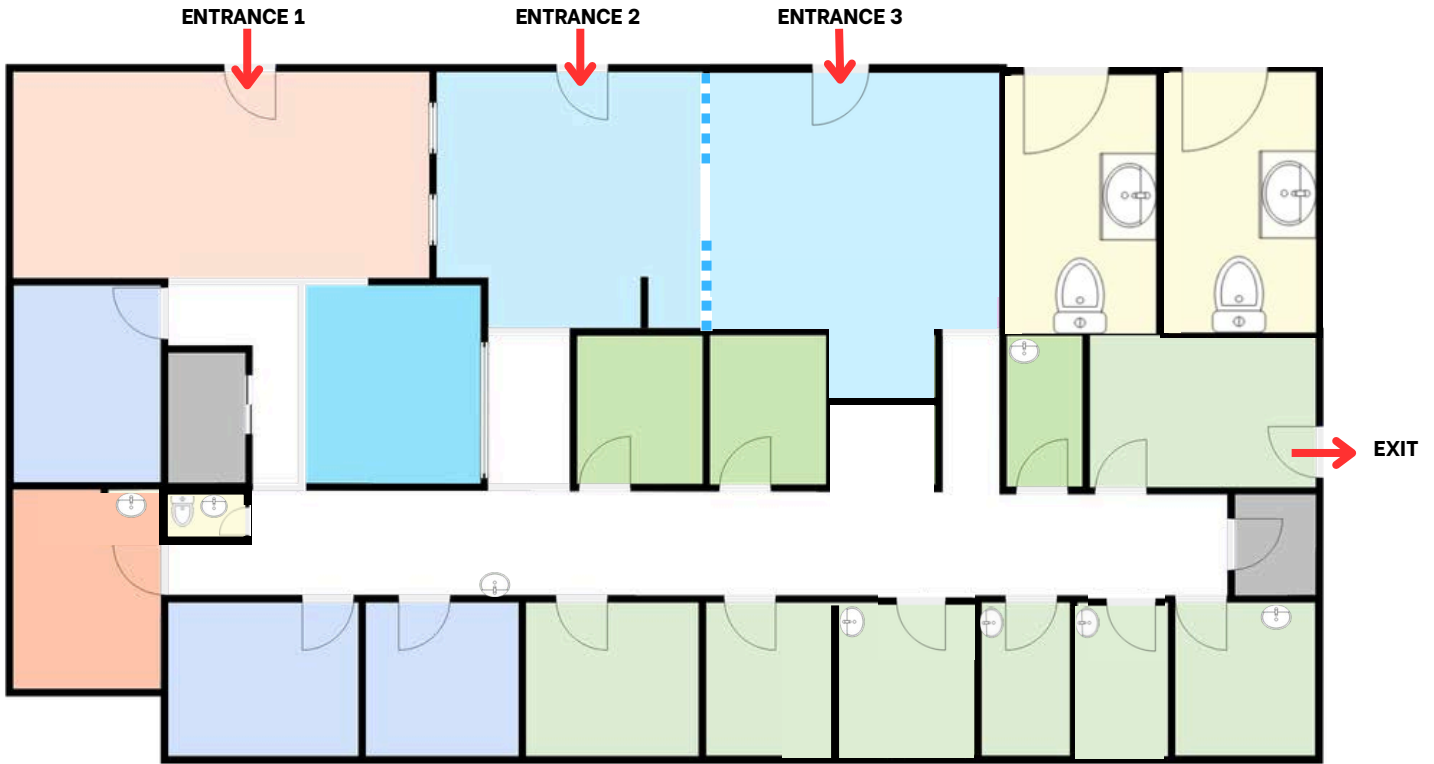
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SUITE 105-107 FLOOR PLAN: 3,266 SF



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SUITE 204 FLOOR PLAN: 1,798 SF

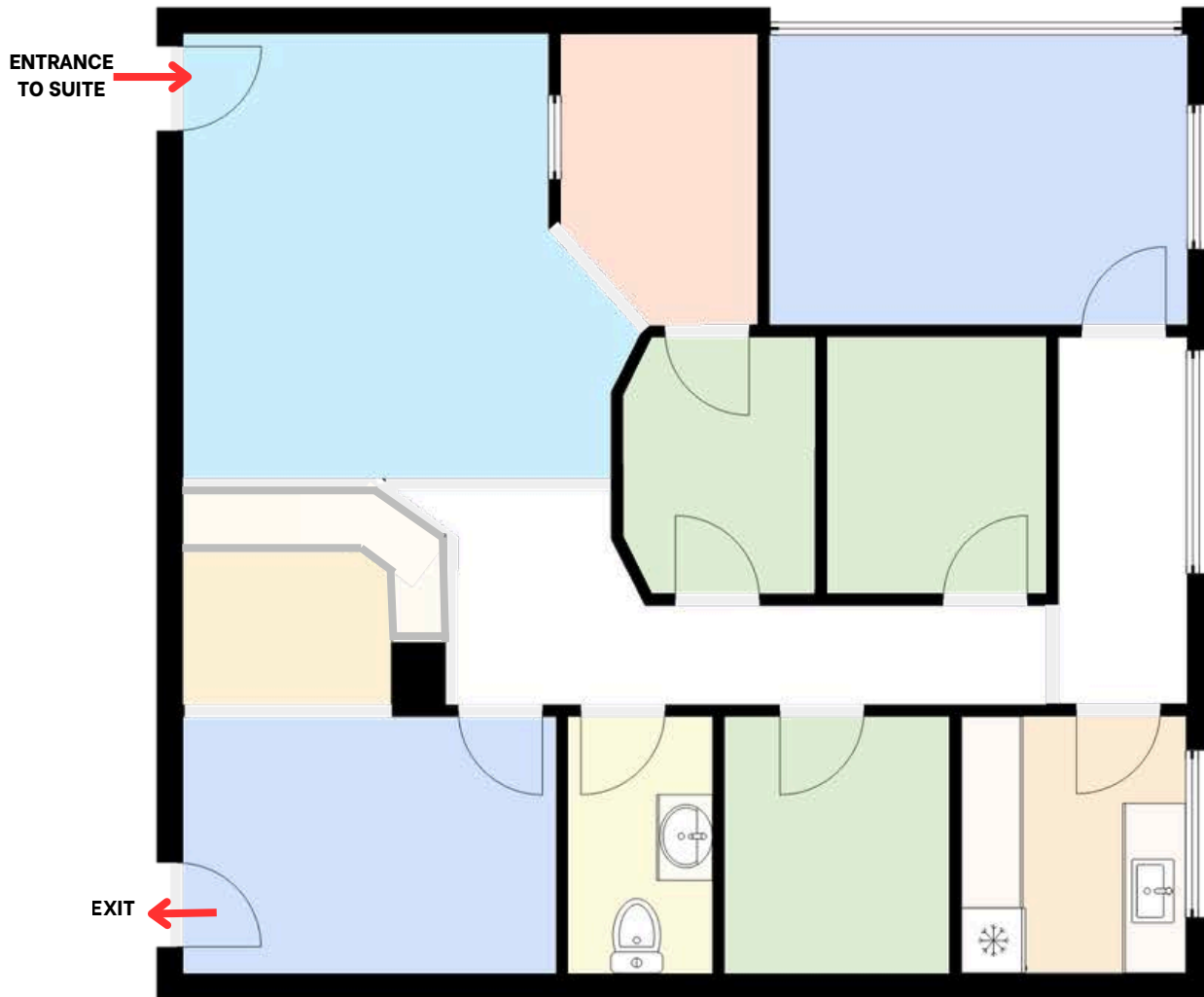


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SUITE 205 FLOOR PLAN: 908 SF



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