

# 35 BENHAM AVE, BRIDGEPORT, CT





## KEY SELLING POINTS:

- Fully equipped sanctuary with broadcast-ready technology, video control room, camera equipment, and a 26-ft LED video wall.
- Revenue-generating commercial tenants cover operating costs.
- Energy-efficient solar panel system earns credits and rebates.
- Brand new commercial kitchen equipment.
- Spacious multipurpose rooms, executive office wing, and dedicated children's area.

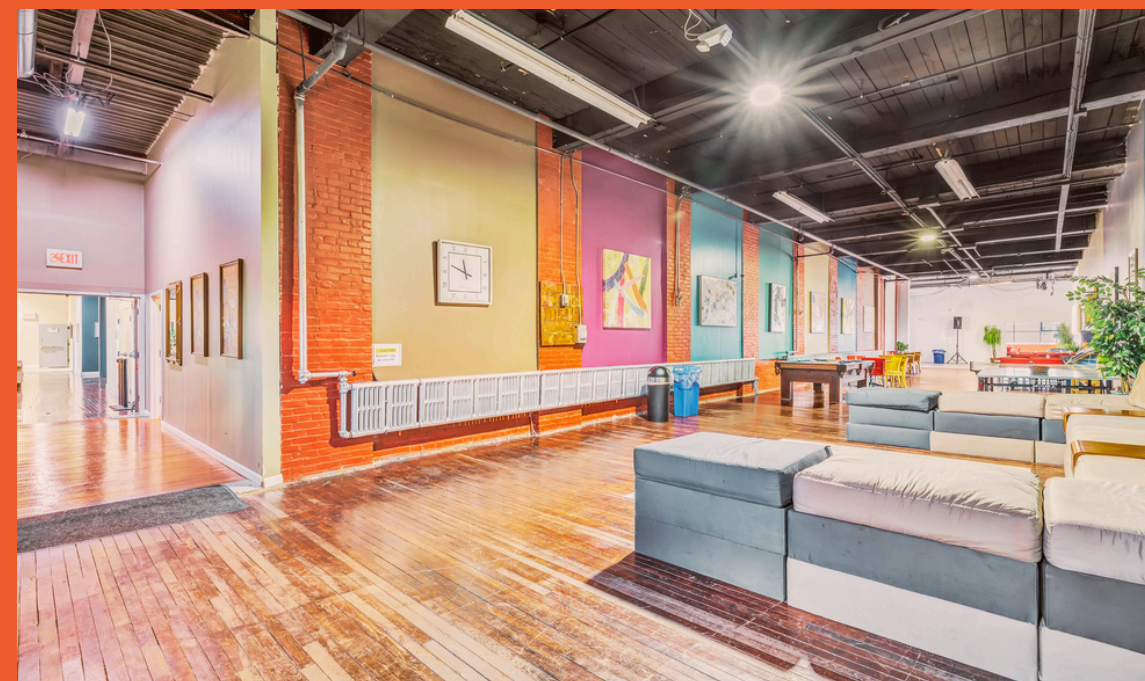
# SANCTUARY FEATURES:

- **Multipurpose Rooms:** Chapel (100 capacity), Calhoun Room (60 capacity).
- **Children's Wing:** Large group room, toddler and nursery rooms, child-friendly restrooms.
- **Communal Spaces:** Fellowship hall, banquet hall, commercial kitchen.
- **Office Wing:** 7 administrative offices, conference room, reception, and security office.



# SANCTUARY FEATURES:

- Capacity: 650 (theater-style) | 250 (banquet-style)
- Technology: ProPresenter software, 26-ft LED video wall, confidence monitors, and IMAG screens.
- Sound System: 12 hanging speakers, in-ear monitor system, and an isolated drum cage.
- Lighting: Computerized system with Lightkey software.
- Broadcast Studio: Blackmagic ATEM 4K studio, wireless intercom, dedicated video control room.
- Backstage: Three green rooms, two dressing rooms, and a storage room.
- Caring Baby Room: Private space with a video feed from the sanctuary.



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# BUILDING SPECS:

Size: 69,000 SF



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Lot: 1.27 AC

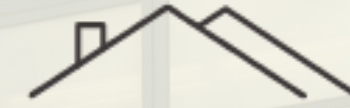


# CAPITAL IMPROVEMENTS:

- Newly constructed second floor.
- Grand entrance stairs and wheelchair ramp.
- Upgraded electrical, plumbing, and fire protection systems.
- New 130.90 kW solar panel system.
- 14,000 SF of roof replaced.
- New HVAC system and commercial kitchen equipment.



# CONTACT US



VERA MAXIMIN, MBA  
*The Maximin Experience*



**203 243 4841**



**veramaximin@gmail.com**



**www.maximinexperience.com/**

**THANK YOU!**