



## 2320 Main St

2320 Main St, Bridgeport, CT 06606



**Fred Frassinelli**  
AMS Real Estate, LLC  
881 Lafayette Blvd Retail 2, Bridgeport, CT 06601  
[fred@amsrealestate.com](mailto:fred@amsrealestate.com)  
(203) 372-1200 Ext: 1



## 2320 Main St

\$19.56 /SF/YR

2320 Main Street is a multi tenanted office building located on one of Bridgeport's major thoroughfares. The property features on site parking and is conveniently located on a major bus line. The property's central location offers easy highway access to routes 8 & 25 as well as to the Merritt Parkway, (Route 15). In addition to having convenient access to banking restaurants and other urban amenities, 2320 Main Street is within walking distance to the Saint Vincent Medical Center as well as to several medical office buildings. This is a highly visible location that enables its tenants to great signage and branding opportunities....

- Located on a major thoroughfare near a hospital
- Located on a bus route
- onsite parking and easy highway access
- 24/7 access

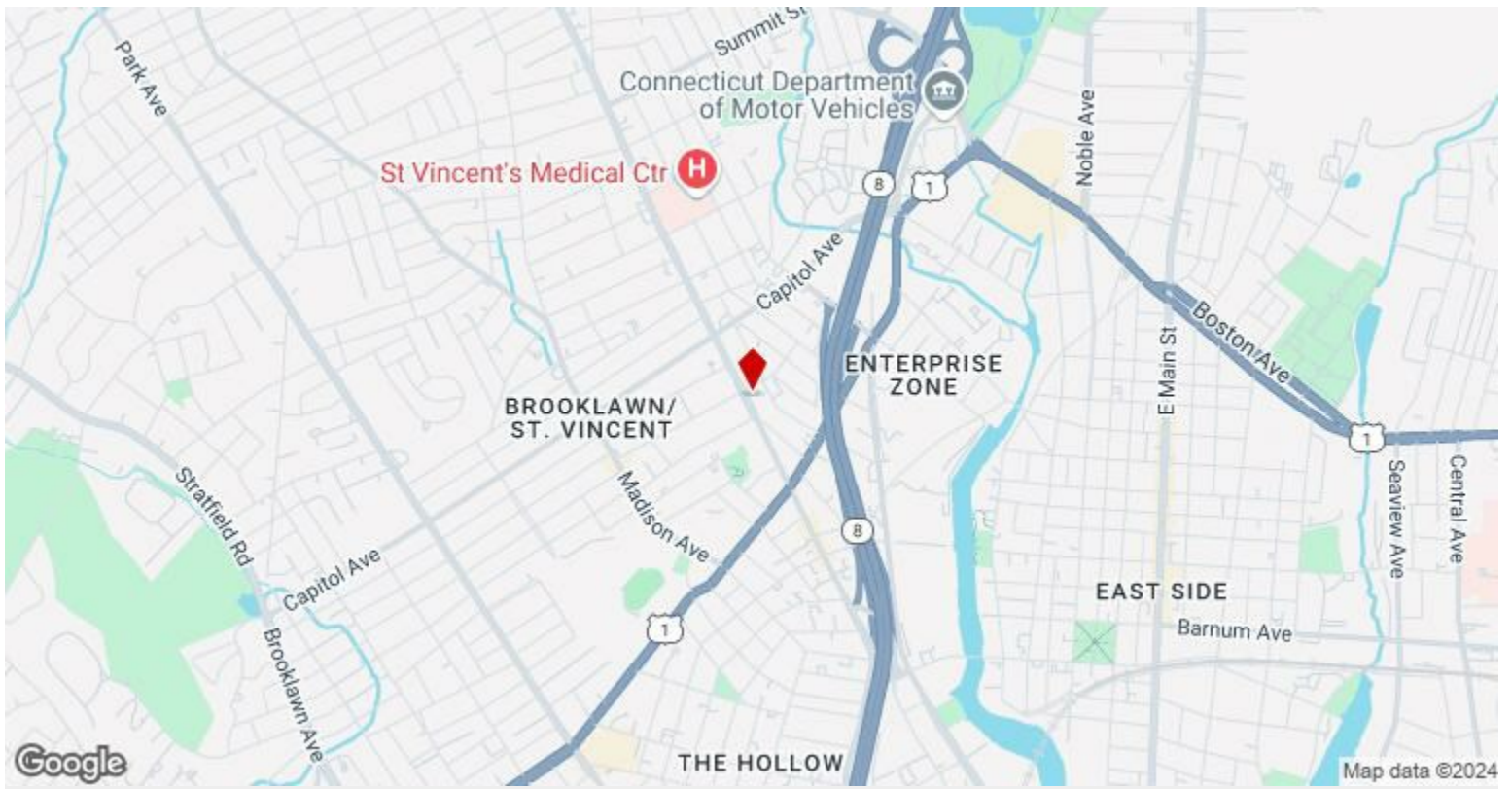


Rental Rate:	\$19.56 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	12,180 SF
Year Built:	1961
Walk Score ®:	85 (Very Walkable)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$1.63 /SF/MO

## 1st Floor Ste 101

Space Available	1,408 SF
Rental Rate	\$19.56 /SF/YR
Date Available	November 01, 2024
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

This first floor space was previously used as a church but could accommodate a variety of uses. The space includes a drop ceiling and a small stage . its dimensions are 64 feet by 22 feet. There is a drop ceiling with 2' X 4' lighting fixtures through out. The property includes an on-site parking lot and is located on a bus route. There is an adjoining office that could also be leased with this space.



## 2320 Main St, Bridgeport, CT 06606

2320 Main Street is a multi tenanted office building located on one of Bridgeport's major thoroughfares. The property features on site parking and is conveniently located on a major bus line. The property's central location offers easy highway access to routes 8 & 25 as well as to the Merritt Parkway, (Route 15). In addition to having convenient access to banking restaurants and other urban amenities, 2320 Main Street is within walking distance to the Saint Vincent Medical Center as well as to several medical office buildings. This is a highly visible location that enables its tenants to great signage and branding opportunities.

# Property Photos

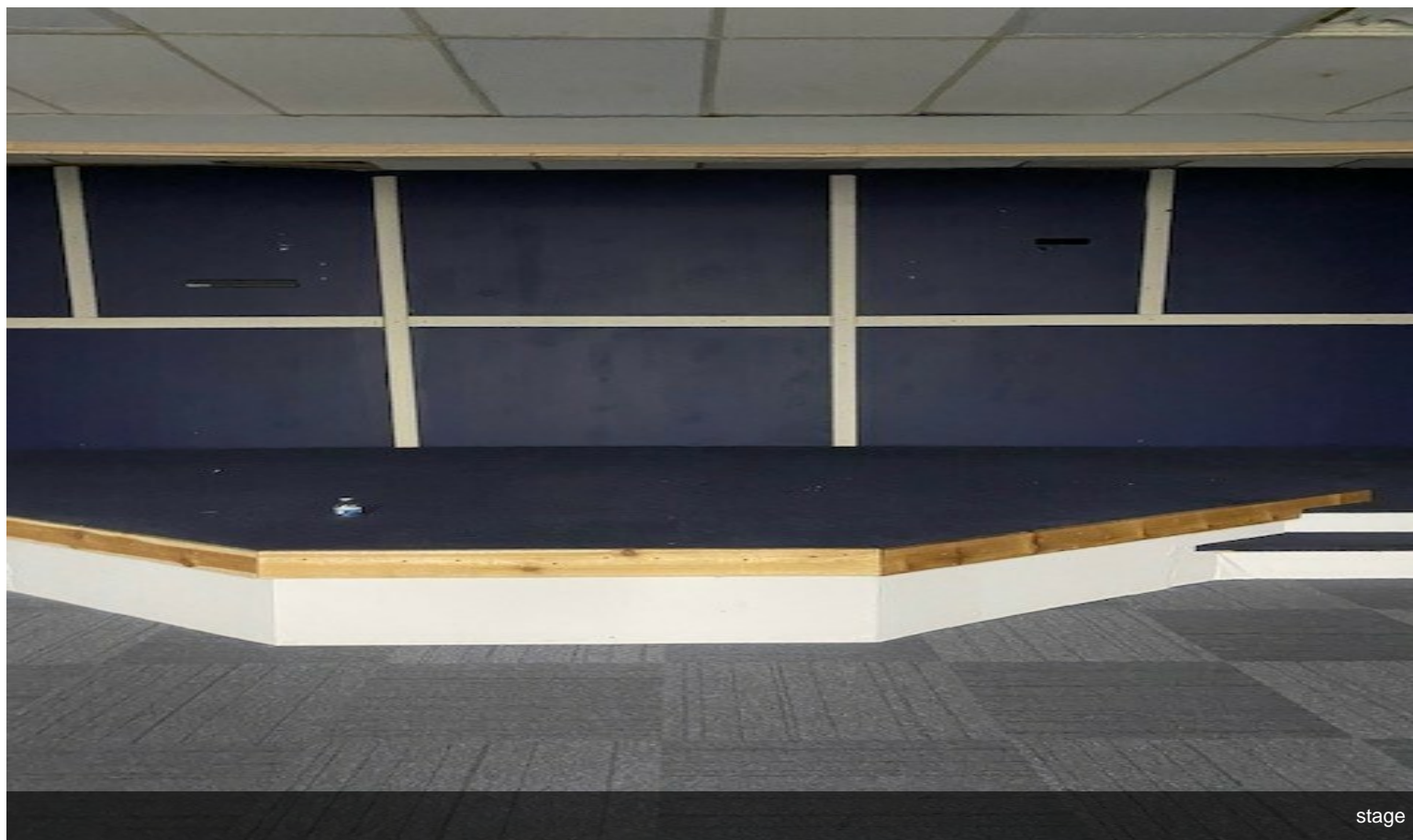


Sanctuary looking towards dias

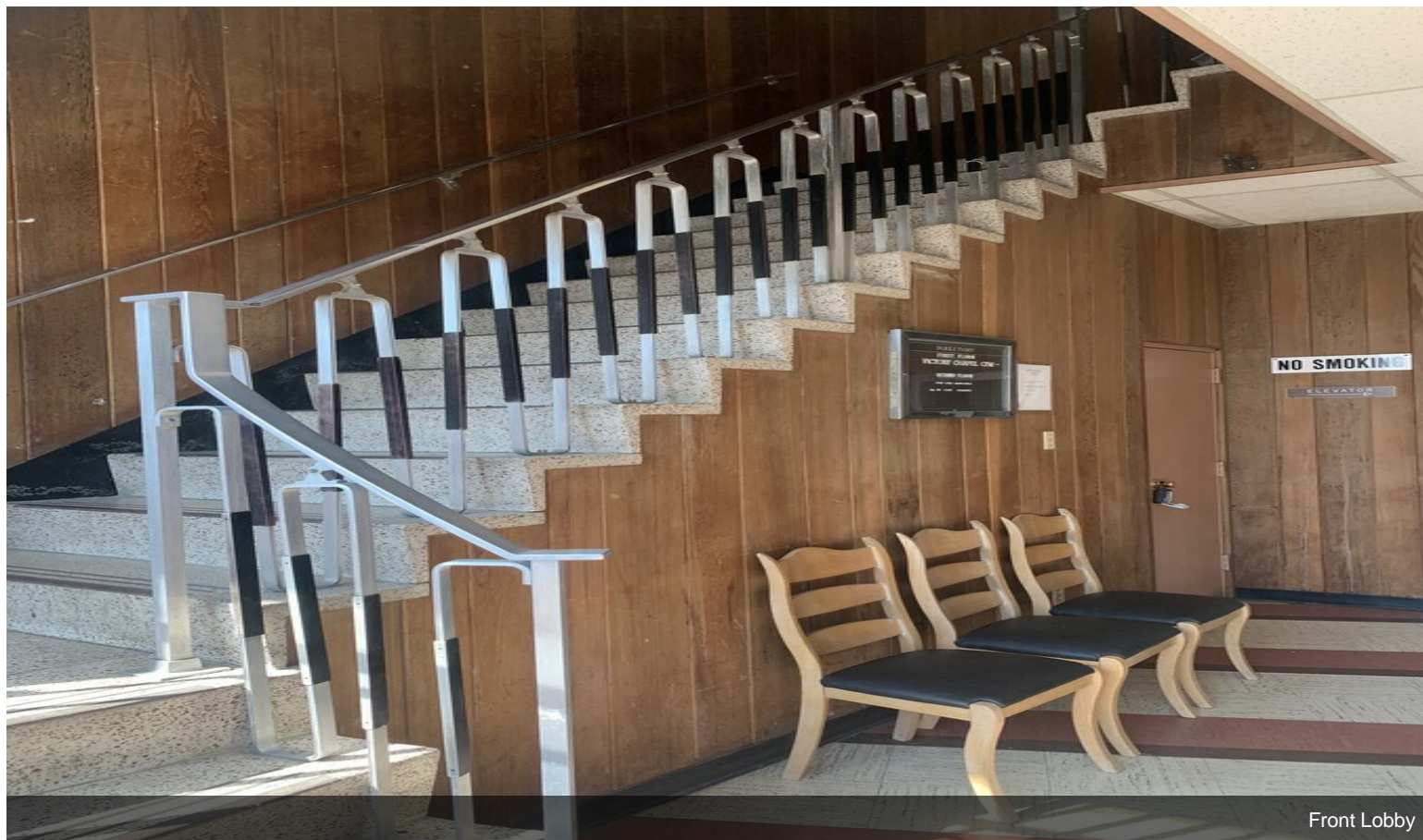


Sanctuary looking towards rear

# Property Photos



stage



Front Lobby

# Property Photos



Side Parking Lot



Street View