



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

15 Corporate Dr, Trumbull, CT 06611

53,439 ± SF "CLASS A" MEDICAL OFFICE BUILDING ON 4.97 ACRES IN THE IL-2 ZONE

LEASE RATE \$16.50/SF NNN

HIGHLIGHTS

- Beautifully Renovated Common Areas
- Flexible Floor Plan Options
- Parking 5/1000
- Generous Tenant Improvement Package
- Existing Providers Include: **Hartford Healthcare Primary Care; Yale Pulmonary; Trumbull Radiology & Women's Imaging; Connecticut Ear, Nose & Throat**
- Easily Accessible from Route 25
- Highly Trafficked Healthcare Corridor
- 17,382± Average Daily Traffic (ADT)

CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

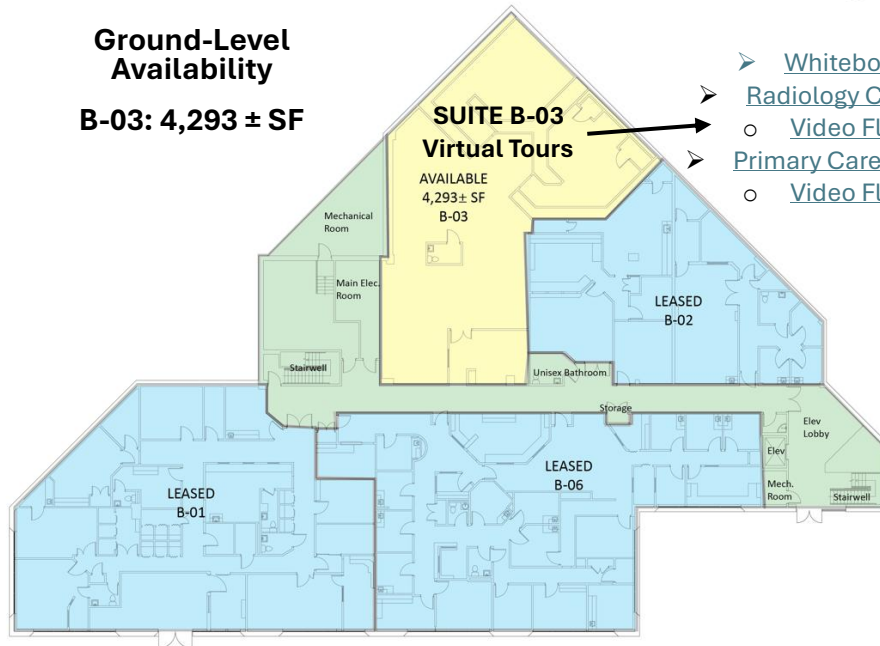
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

Ground-Level Availability

B-03: 4,293 ± SF



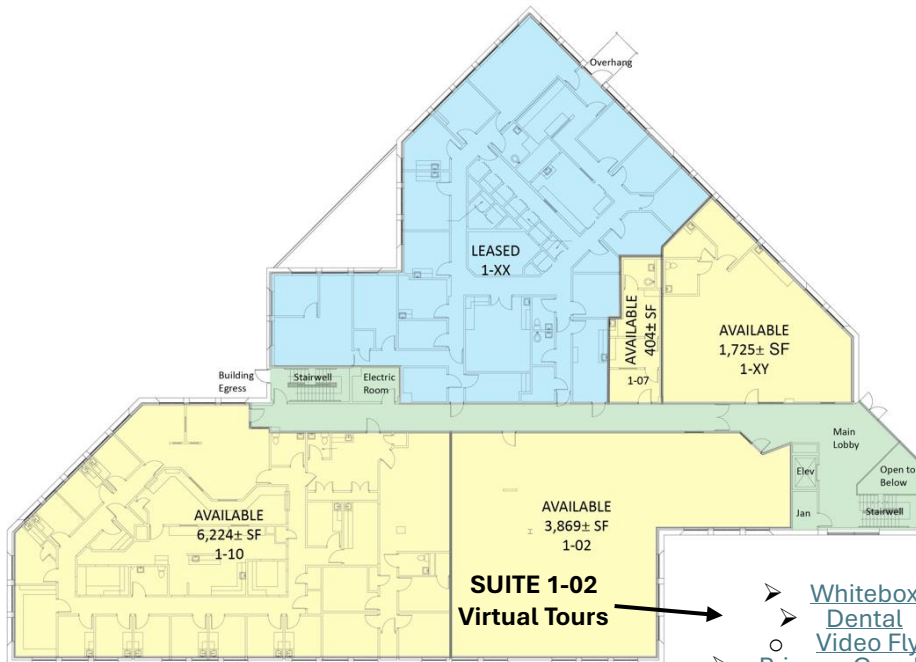
- [Whitebox](#)
- [Radiology Clinic](#)
 - [Video Flythrough](#)
 - [Primary Care MOB](#)
 - [Video Flythrough](#)

Suite B-03: 4,293 RSF



First Floor Availability

404 ± SF – 10,093 ± SF



- [Whitebox](#)
- [Dental](#)
 - [Video Flythrough](#)
 - [Primary Care MOB](#)
 - [Video Flythrough](#)

Suite 1-XY: 1,725 RSF



Suite 1-02: 3,869 RSF



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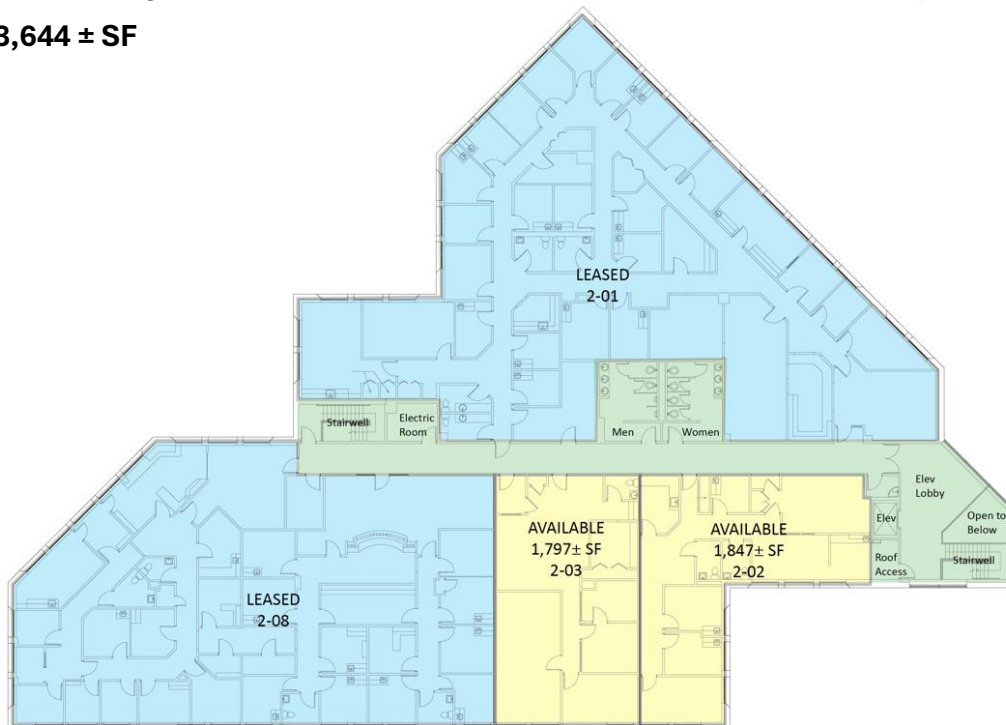
53,439± SF "CLASS A" MEDICAL OFFICE BUILDING

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Second Floor Availability

1,797± SF – 3,644 ± SF



Upgraded Common Areas:



Visitor Parking:



Employee Parking:



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MEDICAL SUITES RANGING FROM 404± SF – 10,093± SF

BUILDING INFORMATION

GROSS BLDG AREA: 53,439 ± SF

AVAILABLE AREA: 20,159 ± SF Multiple Suites

WILL SUBDIVIDE TO: 404 ± SF

MAX CONTIGUOUS SF: 10,093 ± SF

OF FLOORS: 3

FLOOR PLATE: 17,813 ± SF

CONSTRUCTION: Masonry

ROOF TYPE: T&G

YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air

SPRINKLERED: Yes, Wet

ELECTRIC/POWER: TBD

ELEVATORS/LIGHTING: 2 Passenger Elevators

SITE INFORMATION

SITE AREA: 4.97 Acres

ZONING: IL-2

PARKING: 5/1,000

SIGNAGE: Lobby, Suite

VISIBILITY: Excellent

FRONTAGE: 532.58'

HWY ACCESS: Route 25

TRAFFIC COUNT: 14,657 ± ADT

UTILITIES

SEWER: Public Connected

WATER: Public Connected

GAS: Public Connected

TAXES

ASSESSMENT: \$5,797,330 (2025)

MILL RATE: 35.69

TAXES: \$206,906.72 (2025)

EXPENSES

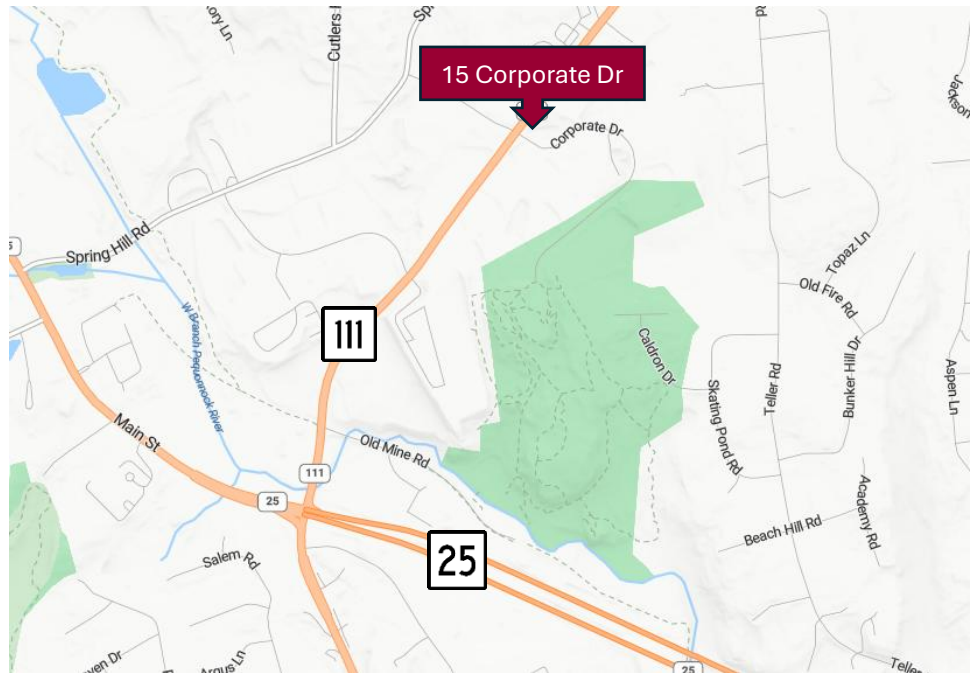
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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