

FOR LEASE | 404± SF – 10,093± SF MEDICAL OFFICE SUITES FOR LEASE TRUMBULL MEDICAL ARTS CENTER

15 Corporate Drive, Trumbull, CT 06611

LEASE RATE: \$16.50/SF NNN

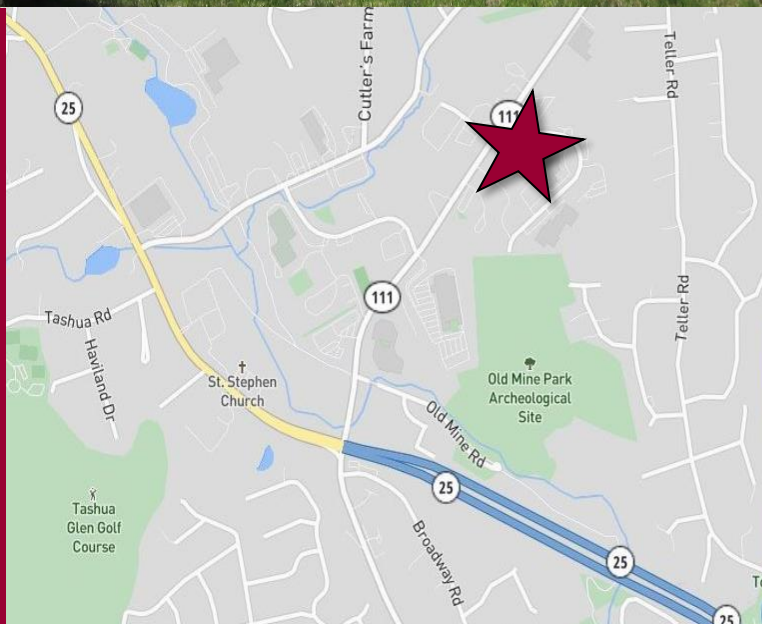


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Medical Office space for Lease
 - 1-10: 6,224± SF – 1st Floor*
 - 1-02: 3,869± SF – 1st Floor*
- *Contiguous 10,093± SF
 - 1-07: 404± SF – 1st Floor
 - 2-09: 1,797± SF – 2nd Floor
 - B-03: 4,293± SF – Lower Level
- 180 Parking spaces
- Highly trafficked healthcare corridor
- ADT: 14,657±
- Generous tenant improvement package
- Easily accessible from Route 25

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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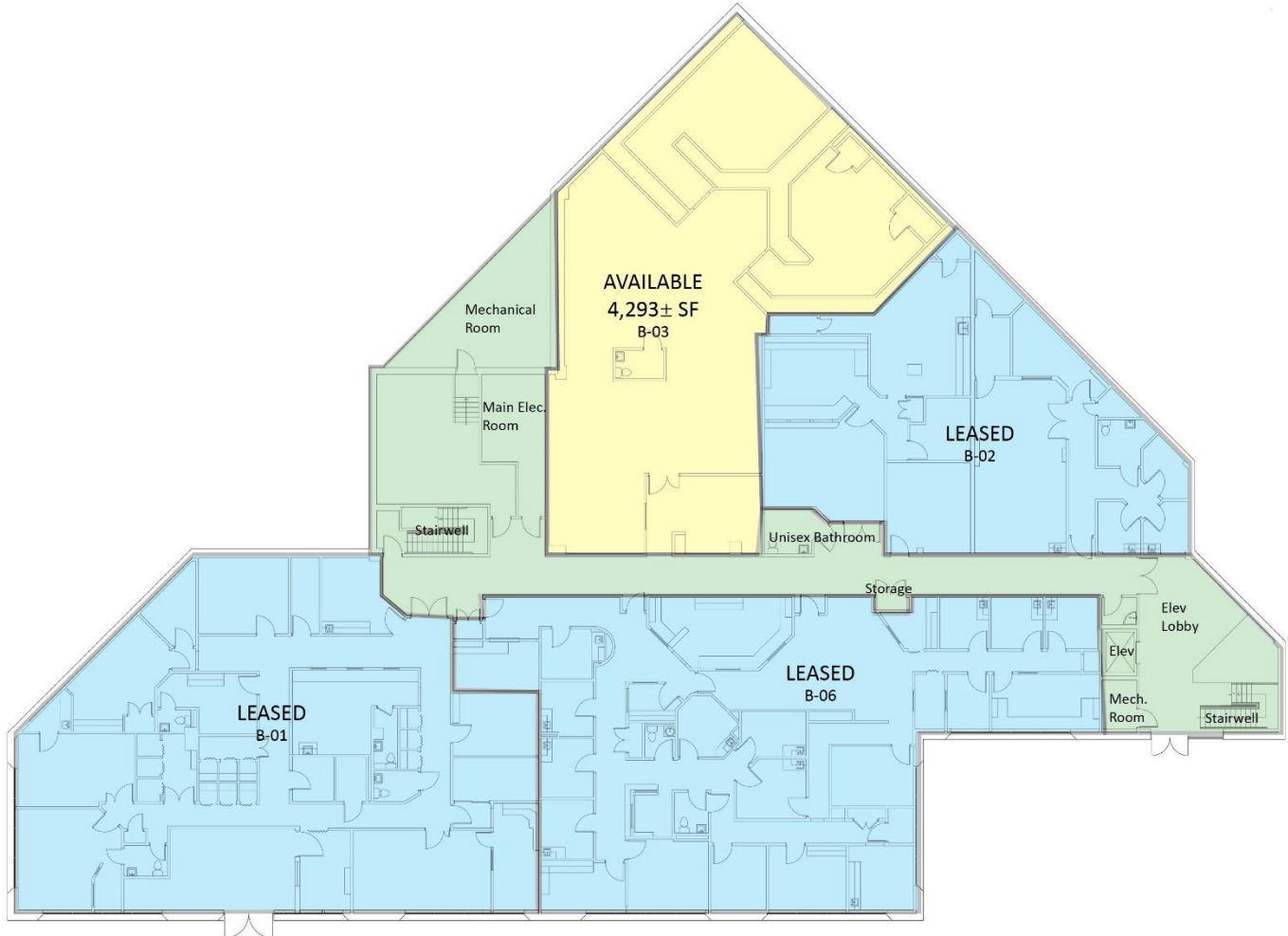
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Virtual Floor Plan

Lower-Level Availability

B-03: 4,293± SF



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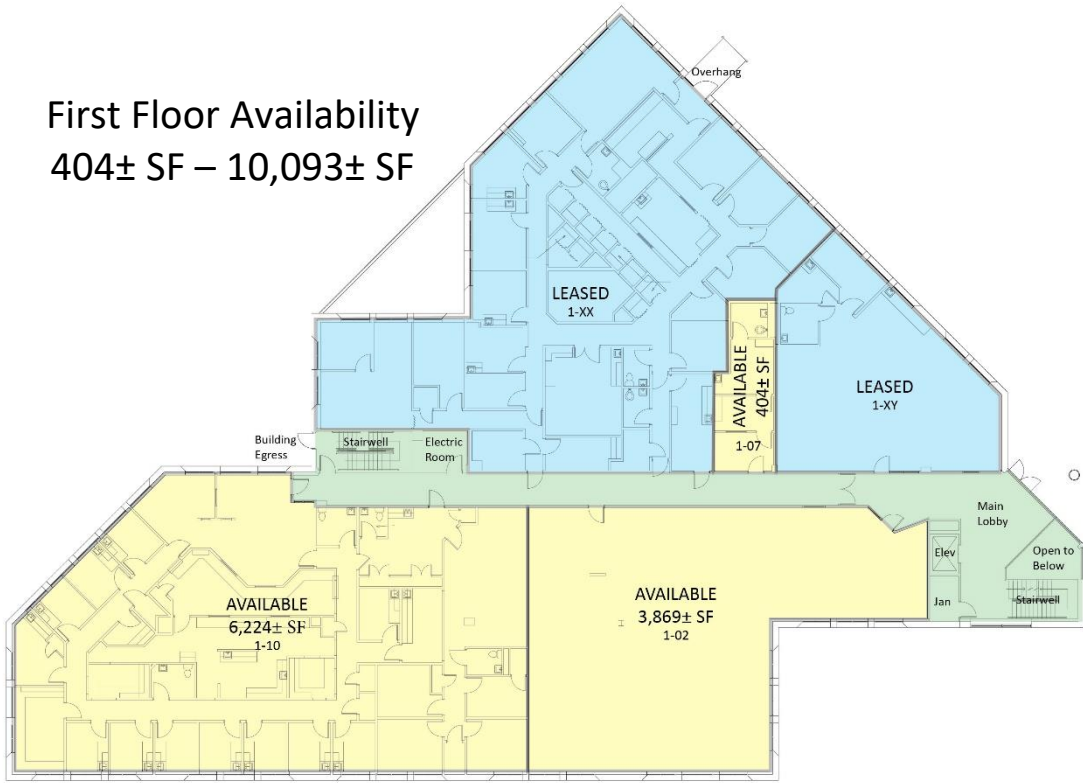
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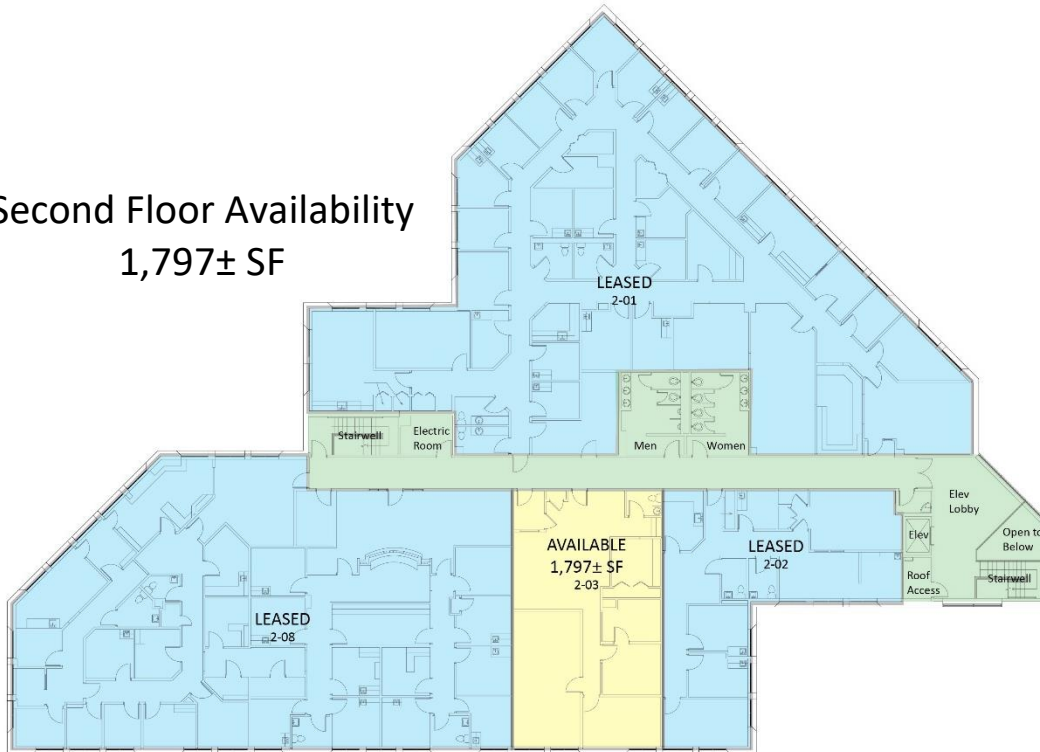
First Floor Availability

404± SF – 10,093± SF



Second Floor Availability

1,797± SF



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BUILDING INFORMATION

| | |
|----------------------|------------|
| GROSS BLDG AREA | 53,439± SF |
| AVAILABLE AREA | 10,363± SF |
| MINIMUM SF AVAILABLE | 404± SF |
| MAX SF AVAILABLE | 10,093± SF |
| NUMBER OF FLOORS | 3 |
| FLOOR PLATE | 17,813± SF |
| CONSTRUCTION | Masonry |
| ROOF TYPE | T&G |
| YEAR BUILT | 1985 |

SITE INFORMATION

| | |
|---------------|------------------------|
| SITE AREA | 4.97 acres |
| ZONING | IL2 |
| PARKING | 4.50/1,000, 180 spaces |
| SIGNAGE | Lobby, Suite |
| VISIBILITY | Excellent |
| FRONTAGE | 532.58' |
| HWY ACCESS | Route 25 |
| TRAFFIC COUNT | 14,657± ADT |

EXPENSES

| | | |
|-------------|--|-----------------------------------|
| RE TAXES | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| MAINTENANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| JANITORIAL | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |

MECHANICAL EQUIPMENT

| | |
|------------------|-----------------------|
| AIR CONDITIONING | Central Air |
| TYPE OF HEAT | Gas, Warm Air |
| SPRINKLERED | Yes, Wet |
| ELEVATOR(S) | 2 Passenger elevators |

UTILITIES

| | |
|-------|------------------|
| SEWER | Public Connected |
| WATER | Public Connected |
| GAS | Public Connected |

TAXES

| | |
|------------|--------------|
| ASSESSMENT | \$5,270,300 |
| MILL RATE | 34.15 |
| TAXES | \$179,980.76 |

COMMENTS Well established and active Medical Office building located on the corner of Monroe Turnpike and Corporate Drive in a highly trafficked healthcare corridor. The building offers radiology, laboratory, and pharmacy services to meet the needs of patients in one location. Suites available for Lease ranging from 404± SF up to 10,093± SF. Generous tenant improvement package offered.

DIRECTIONS Route 25 to Monroe Turnpike/Route 111 to Corporate Drive.

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