



100 Corporate Drive Unit B104 presents an opportunity to acquire a well located professional office condominium in Trumbull's established Corporate Drive business corridor. The approximately **1,620 square foot** office suite offers an efficient layout currently configured with five private offices, a reception area, waiting lounge, and two half bathrooms. The space is designed to support a wide range of professional uses including office, medical, dental, consulting, financial services, and technology companies. Located within the **Corporate Drive Business Park**, the property benefits from a professional office park environment with ample shared parking and convenient access to major regional transportation routes including Route 25, Route 8, the Merritt Parkway, and Interstate 95.



INVESTMENT HIGHLIGHTS

- 1,620 square foot professional office condominium
 - Efficient layout with five private offices
 - Reception area and waiting lounge
 - Two half bathrooms within the unit
- Located within Corporate Drive Business Park
- Ample shared parking for employees and visitors
- I-L2 zoning supports a variety of professional uses
 - Ideal for owner occupant or investment
 - Strong Fairfield County location
- Easy access to Route 25, Route 8, Merritt Parkway, and I-95

PROPERTY OVERVIEW

Property Address: 100 Corporate Drive Unit B104, Trumbull, Connecticut

Property Type: Commercial Office Condominium

Building Size: Approximately 1,620 square feet

Year Built: 2006

Complex: Corporate Drive Business Park

Parking: Shared parking within the office park

Zoning: I-L2 Industrial
Ownership Structure
Commercial condominium

Layout

- Five private offices
- Reception area
- Waiting lounge
- Two half bathrooms