

BEECHMONT MEDICAL OFFICE CONDO PORTFOLIO

3180 MAIN STREET, BRIDGEPORT, CONNECTICUT



**COLDWELL BANKER
COMMERCIAL**
REALTY



THE OFFERING

Coldwell Banker Commercial Realty is pleased to present for sale The Beechmont Office Portfolio, located at 3180 Main Street in Bridgeport, Connecticut (the “Property”).

This portfolio includes 12 units with an 82% occupancy rate and NOI of \$271,928. Excellent value-add opportunity with a pro forma NOI of \$383,378.79.

PROPERTY SUMMARY

Portfolio Price	\$3,350,000
Net Rentable Area	26,596 SF
Zoning	DBD1
Year Built	1990
Number of Units	12
Number of Tenants	8
In-Place Occupancy	82%
In-Place NOI	\$271,928
Proposed Occupancy*	95%
Proposed NOI*	\$383,378.99

*Based on 2025 cashflow. Landlord currently negotiating new leases and renewals. Terms and assumptions provided on Pg. 10.

OFFERING HIGHLIGHTS

► Stable Income Provided by High Quality, Diversified Tenancy

The Beechmont Portfolio is a stable investment opportunity with 85% of the portfolio leased to a diversified group of high-quality tenants, with strong leasing history and in-place cash flow. This income stability, coupled with the property's strong market presence, makes it an attractive asset for potential investors seeking a well-rounded addition to their real estate portfolio.

► High Quality Tenant Fit-Outs

Investments in top-tier tenant fit-outs can boost property value and attract and retain high-quality tenants. Well-designed, adaptable spaces not only enhance tenant satisfaction and market competitiveness but also reduce maintenance costs and minimize legal and regulatory risks.

► Strong Medical Demand

Bridgeport's thriving healthcare sector, coupled with its central location and accessibility has fostered a significant demand for medical office space with very limited inventory. 3180 Main Street's tenant roster includes Quest, Core Medical, and Park City Therapy, underscoring the area's strong demand for medical office facilities.

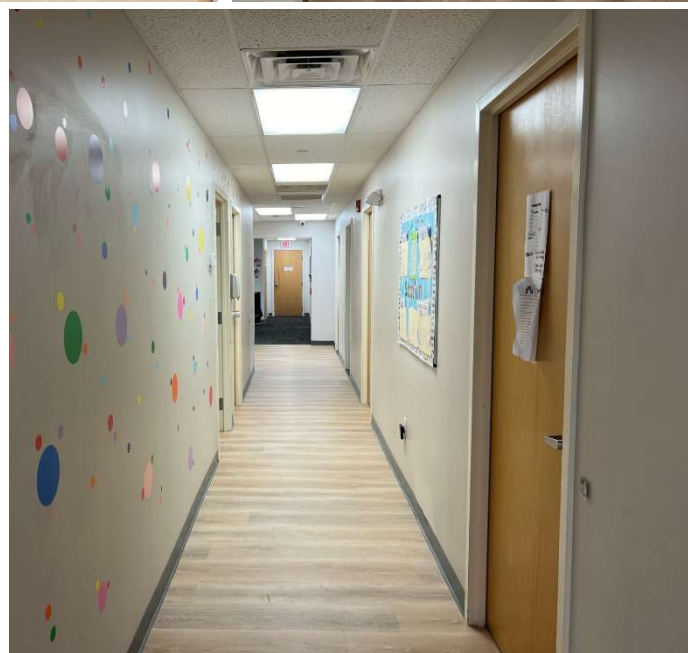
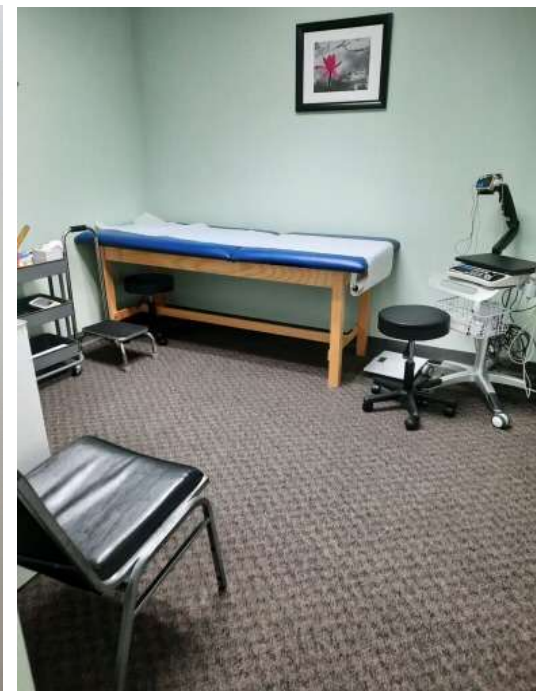
► Outstanding Regional Accessibility

3180 Main Street is conveniently located at the intersection of I-95 and Route 15, providing excellent accessibility for commuters from both the north and south. Situated just minutes away from St. Vincent Hospital, and within proximity to Route 8, this location offers convenient access to vital healthcare facilities and major transportation arteries.

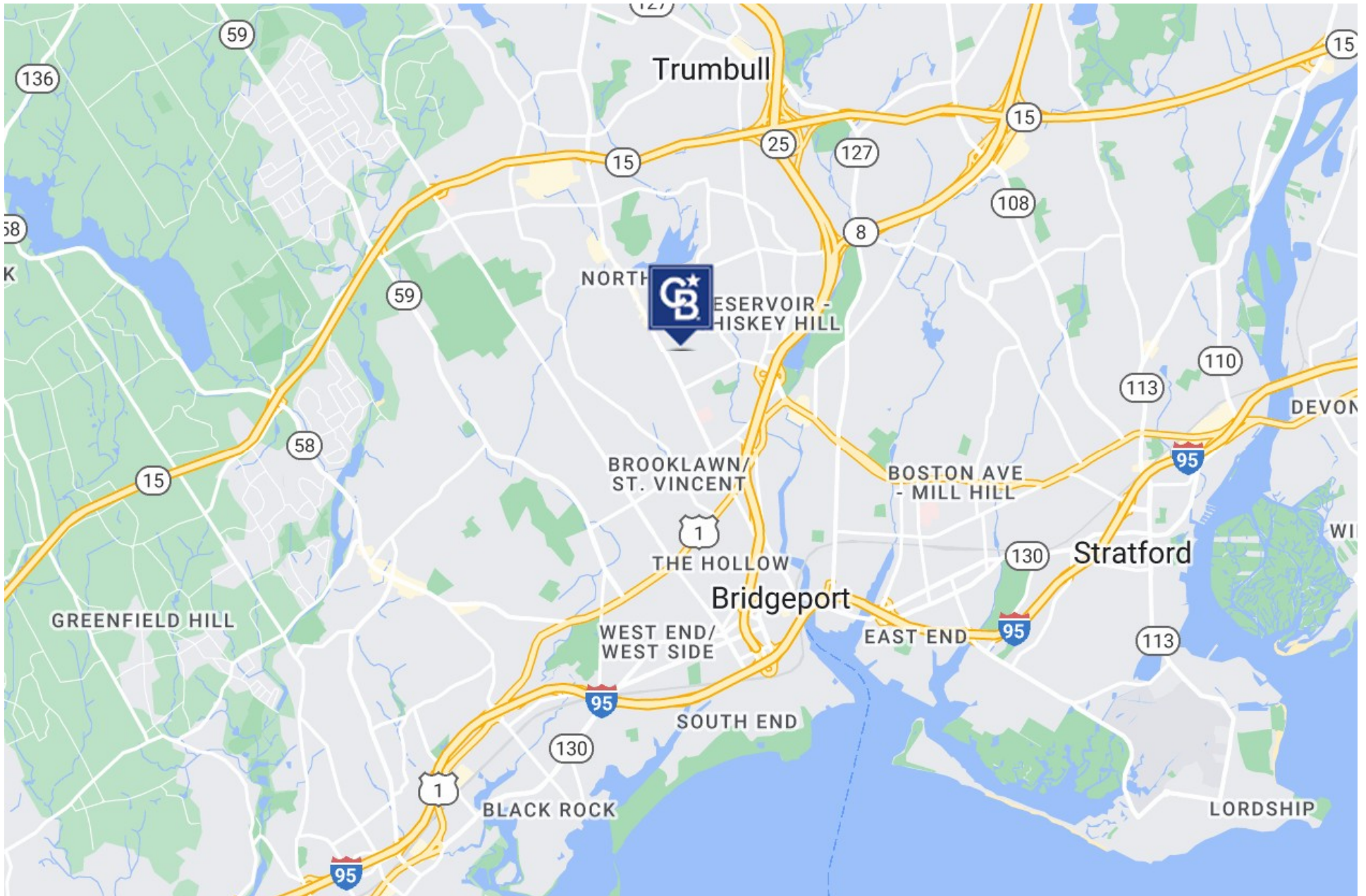
► Minimal Maintenance and Expenses

Investing in a medical condo portfolio is akin to a low-maintenance, income-generating partnership with healthcare tenants, where they handle maintenance and upkeep, and long-term leases provide stability and financial security. This investment portfolio offers a hassle-free ownership experience while ensuring a reliable income stream.





NEARBY RETAIL & AMENITIES



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Nestled along the scenic Connecticut coastline, Bridgeport offers a strategic location with convenient access to major transportation routes and an educated workforce. With a diverse economy and a rich history of innovation, this dynamic city presents an ideal environment for businesses to flourish. From state-of-the-art office spaces in a bustling downtown area to expansive industrial sites in well-established business parks, Bridgeport provides the perfect setting for companies seeking growth and success within a vibrant community.



THE OFFERING

SITE DETAILS

Property Address	3180 Main Street, Bridgeport, CT
Site Area	1.86 acres
Zoning	DBD1
Frontage	117.26'± on Main St & 217.97' on Beechmont Ave
Parking	175 surface spaces

CONSTRUCTION & MECHANICAL DETAILS

Building Area	34,444± SF
Year Constructed	1990
Floors	3
Type of Construction	Steel and masonry
Roof	Flat - EPDM Membrane
Façade	Brick
Elevator	2 elevators (2 passenger)
HVAC	Gas, forced air heat, and central A/C
Fire Protection	Sprinklers – wet



EXPENSES

CAM & TAXES

TENANT	UNIT	SQ. FT.	%	ANNUAL TAX	ANNUAL CAM	TAX & CAM	PSF/YR
Kaleidoscope Family Solutions	G1	2,932	6.42%	5,687.82	19,771.80	25,459.62	\$8.68
Day Physical Therapy	G2	4,131	9.06%	7,025.88	27,857.19	34,883.07	\$8.44
Option Care	G3A	2,100	4.61%	3,651.44	14,149.22	17,800.66	\$8.48
Kaleidoscope Family Solutions	G3B	1,640	3.60%	2,851.83	11,050.75	13,902.58	\$8.48
Vacant	G3C	108	0.23%	188.03	728.60	916.63	\$8.49
Quest Diagnostics	100 (1E)	2,495	5.47%	6,289.82	16,824.91	23,114.73	\$9.26
Utopia Home Care	105 (1C)	2,500	5.48%	6,289.92	16,858.62	23,148.44	\$9.26
New England Advanced Spine and Pain Center	106 (1F)	588	1.29%	1,505.54	3,965.15	5,470.69	\$9.30
Core Medical Group	202 (2F)	4,726	10.36%	7,996.10	31,869.54	39,865.64	\$8.44
Vacant	303 (3A)	1,767	3.88%	4,014.78	11,915.68	15,930.46	\$9.02
Vacant	304 (3B)	2,061	4.52%	4,349.36	13,898.25	18,247.61	\$8.85
Felix Mpuku MD	305 (3D)	1,548	3.39%	3,680.22	10,438.86	14,119.08	\$9.12
TOTAL				\$53,530.64	\$179,328.57	\$232,859.21	

INVESTMENT CONTACTS

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GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate¹, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

39
COUNTRIES/
TERRITORIES

500+
MARKETS²

3,100+
AFFILIATED
PROFESSIONALS³

COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

1.4M
CBCWORLDWIDE.COM
PAGE VIEWS ANNUALLY*

TOTAL 2022
SALES VOLUME
\$9.82B*

1. Source: CBC Consumer Research 2021; 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office; 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.



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