



## 935 White Plains Road, Trumbull, CT

Office Space Available for Lease: \$20/SF NNN



**Mixed-use Office and Retail Building:** Part of the Trumbull Center Business Plaza, offering multiple office suites ranging from 675 SF to 1,545 SF. All office suites are on the second level but can be accessed at grade level from the upstairs lot or from a staircase that leads to the bottom lot. 6,021 SF of lower level basement space for R&D or office is available as well. You can also access the neighboring plaza located at 921 White Plains Road from second level lot and main lot. There are a variety of uses on site ranging from retail to a mix of office tenants.

### The Site

<b>Total Space Available:</b>	10,599 SF
<b>Total Building Size:</b>	25,920 SF
<b>Office Suite 210:</b>	1,037 SF ~ \$20/SF NNN
<b>Office Suite 211:</b>	1,545 SF ~ \$20/SF NNN
<b>Office Suite 214:</b>	675 SF ~ \$20/SF NNN
<b>Office Suite 217:</b>	1,321 SF ~ \$20/SF NNN
<b>Lower Level:</b>	6,021 SF ~ \$20/SF NNN
<b>Land:</b>	4.93 Acres
<b>Real Estate Taxes:</b>	\$197,802 - \$4.49/SF
<b>Zoning:</b>	Commercial B-C
<b>Traffic Count:</b>	19,400
<b>Parking:</b>	80 Spaces
<b>Tenancy:</b>	Multiple
<b>Amenities:</b>	Access to neighboring plaza

### Utilities

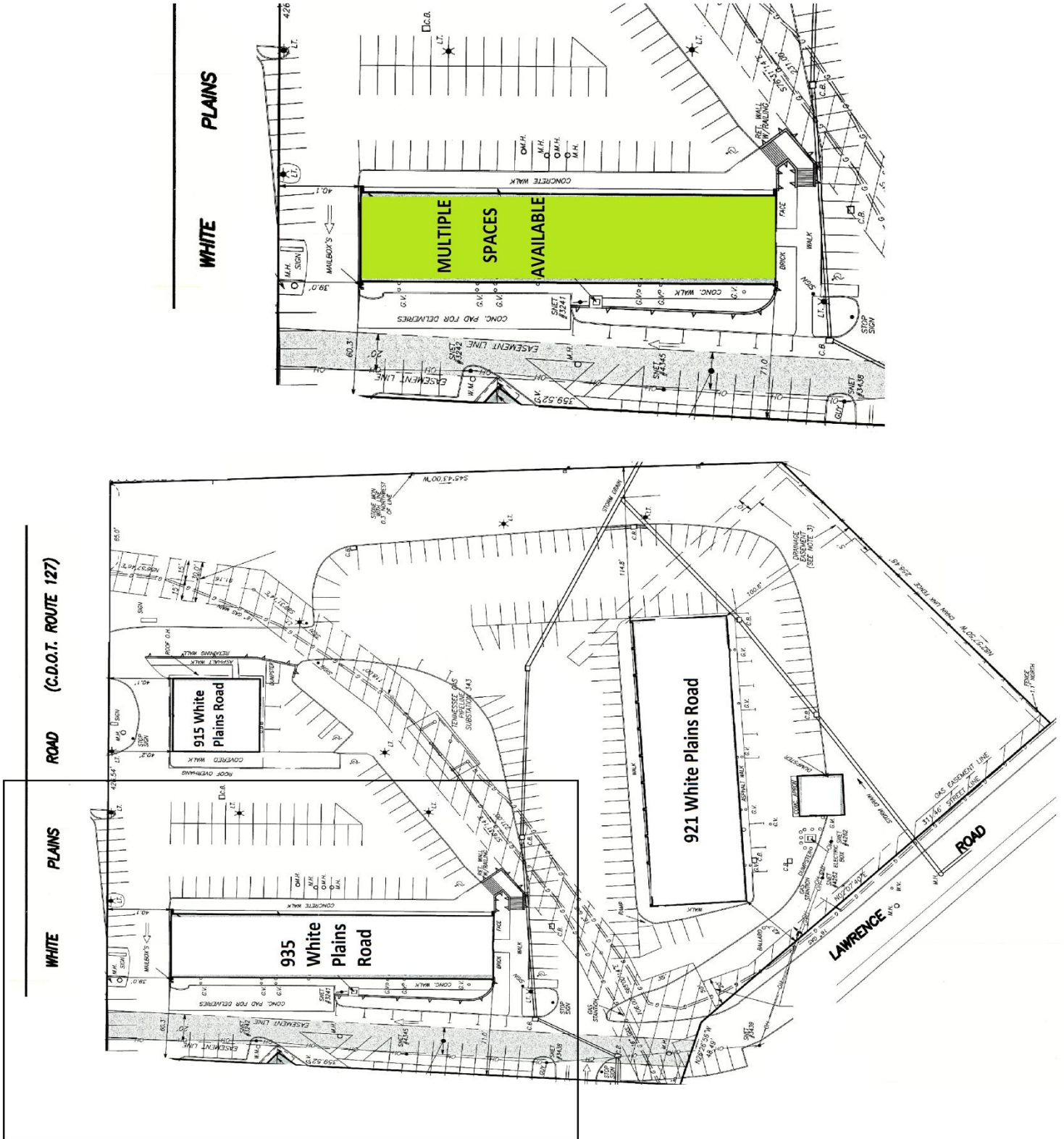
<b>Water:</b>	Sewer
<b>A/C &amp; Heating:</b>	Forced Air

### Three Mile Demographics

<b>Population:</b>	70,403
<b>Average HH Income:</b>	\$95,940

### Five Mile Demographics

<b>Population:</b>	248,902
<b>Average HH Income:</b>	\$83,176







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