



COMMERCIAL DIVISION



PROPERTY FOR LEASE

101 Merritt Blvd
Trumbull, CT 06611

Visit Our Website



Lucas Peter

Cell: 203.581.3235

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Email: lpeter@bhhsne.com

101 Merritt Blvd
Trumbull, CT 06611



PROPERTY OVERVIEW

101 Merritt Blvd, Trumbull, CT 06611

**Superb professional office space located in the popular
Trumbull Corporate Park.**

- Several spaces available from 1,200 s/f to 27,530 s/f
- Inviting glass atrium
- Exceptional grounds
- Close to Route 8 and Merritt Parkway for easy access/commuting.
- **Property Facts**
 - Building Type: Office
 - Building Height: 3 Stories
 - Building Class: B
 - 364 on-site parking spaces
 - Unfinished Ceiling Height: 10'
 - Year Build/Renovated: 1983/2014
 - Building Size: 55,120 SF
 - Typical Floor Size 18,373 SF

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Offered For Lease

- Terrace Level: \$12/sf NNN
- First Floor: \$25/SF NNN
- Second Floor: \$15/sf NNN

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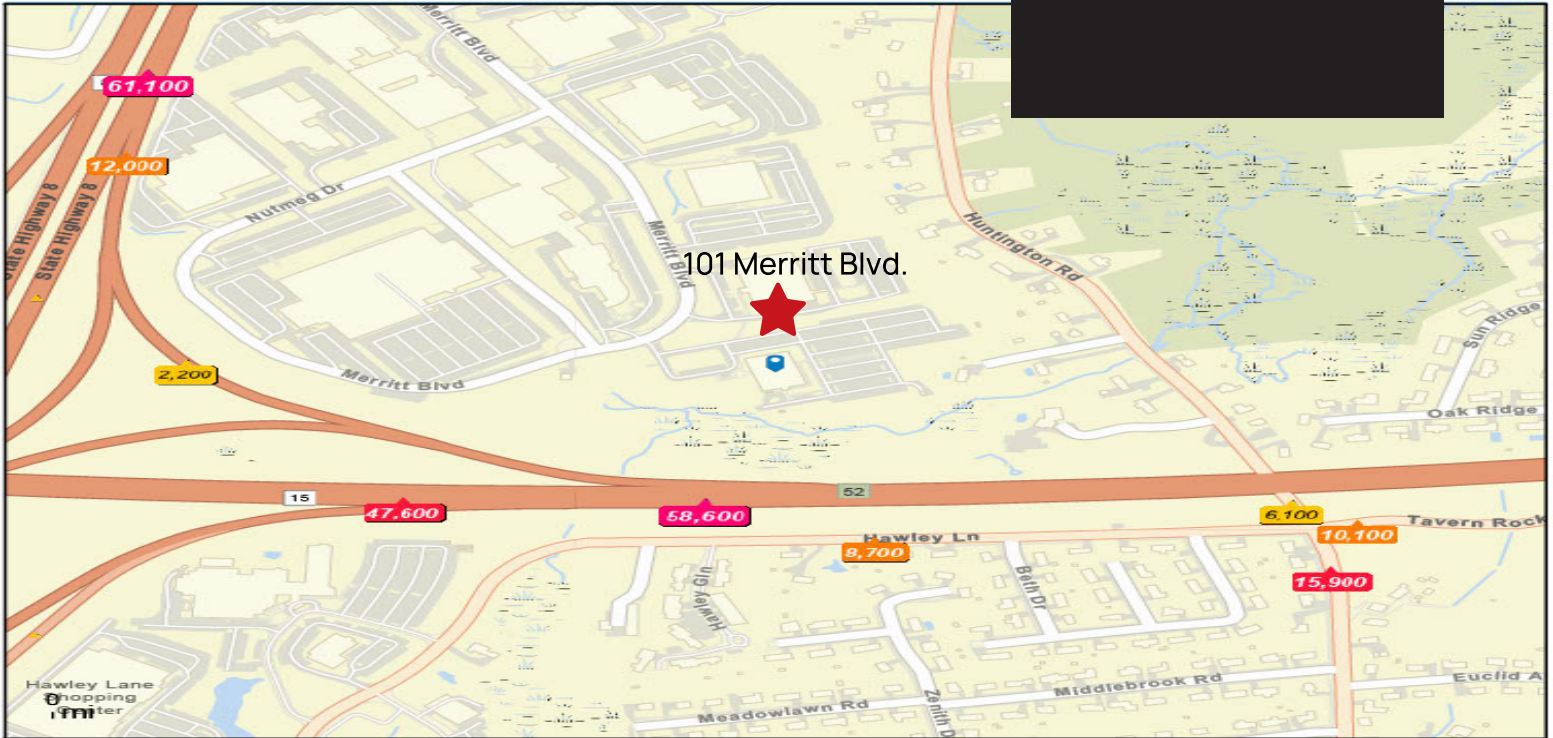
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Traffic Count Map - Close Up

101 Merritt Blvd, Trumbull, Connecticut, 06611 2
101 Merritt Blvd, Trumbull, Connecticut, 06611
Rings: 1, 3, 5 mile radii

101 Merritt Blvd
Trumbull, CT 06611



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

May 17, 2024

DEMOGRAPHICS

Page 1 of 1

Demographics	1-Mile	3-Mile	5-Mile
2023 Population	5,312	66,202	239,327
Median Age	48.2	44.5	40.4
Average Household Income	\$158,548	\$126,593	\$110,269

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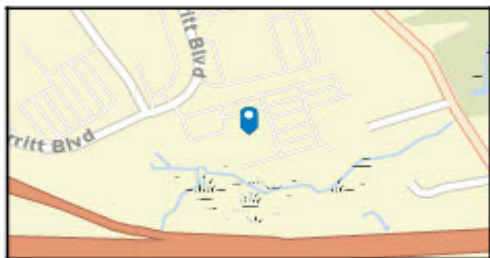
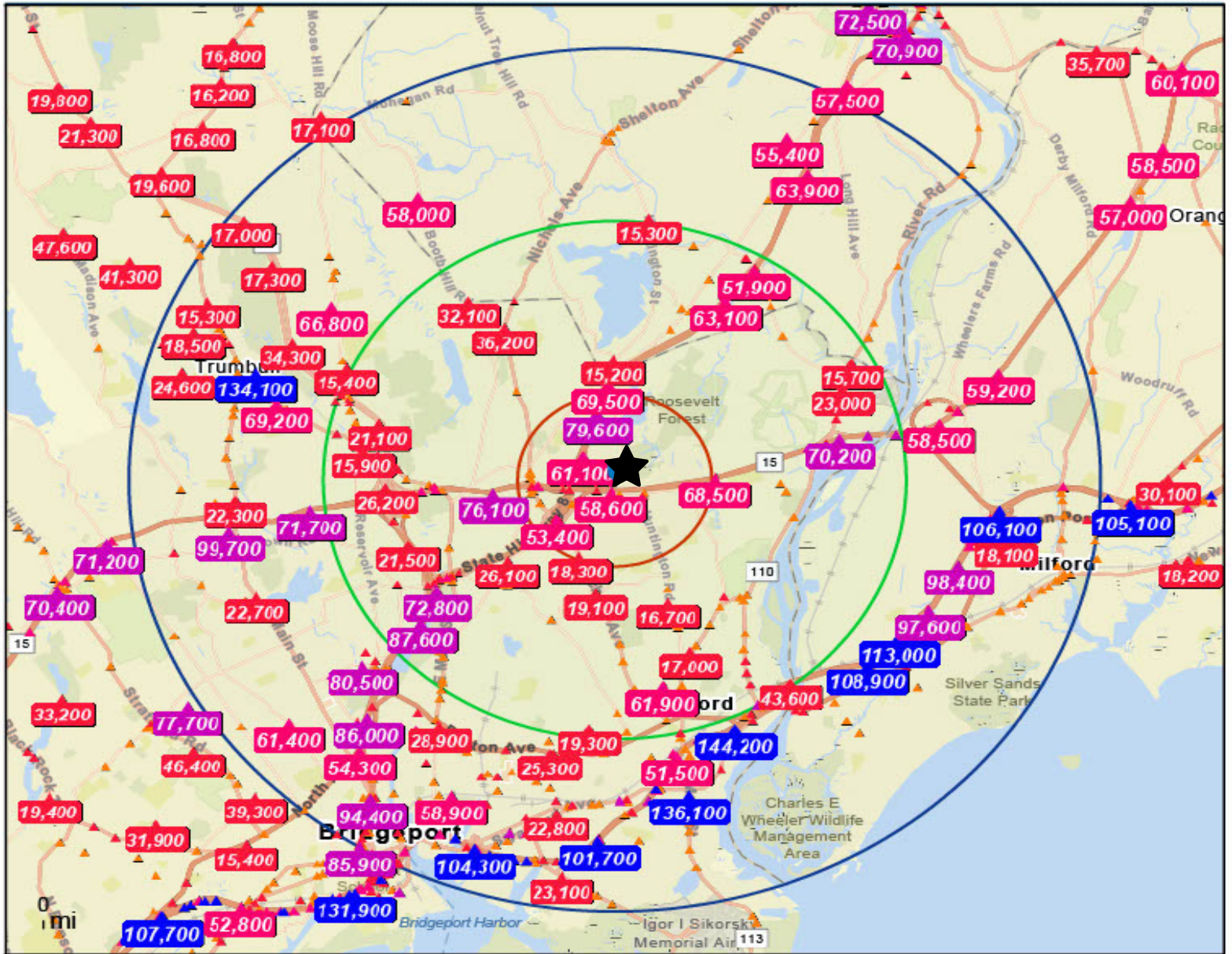
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Traffic Count Map

101 Merritt Blvd, Trumbull, Connecticut, 06611 2
101 Merritt Blvd, Trumbull, Connecticut, 06611
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.23871
Longitude: -73.14498



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
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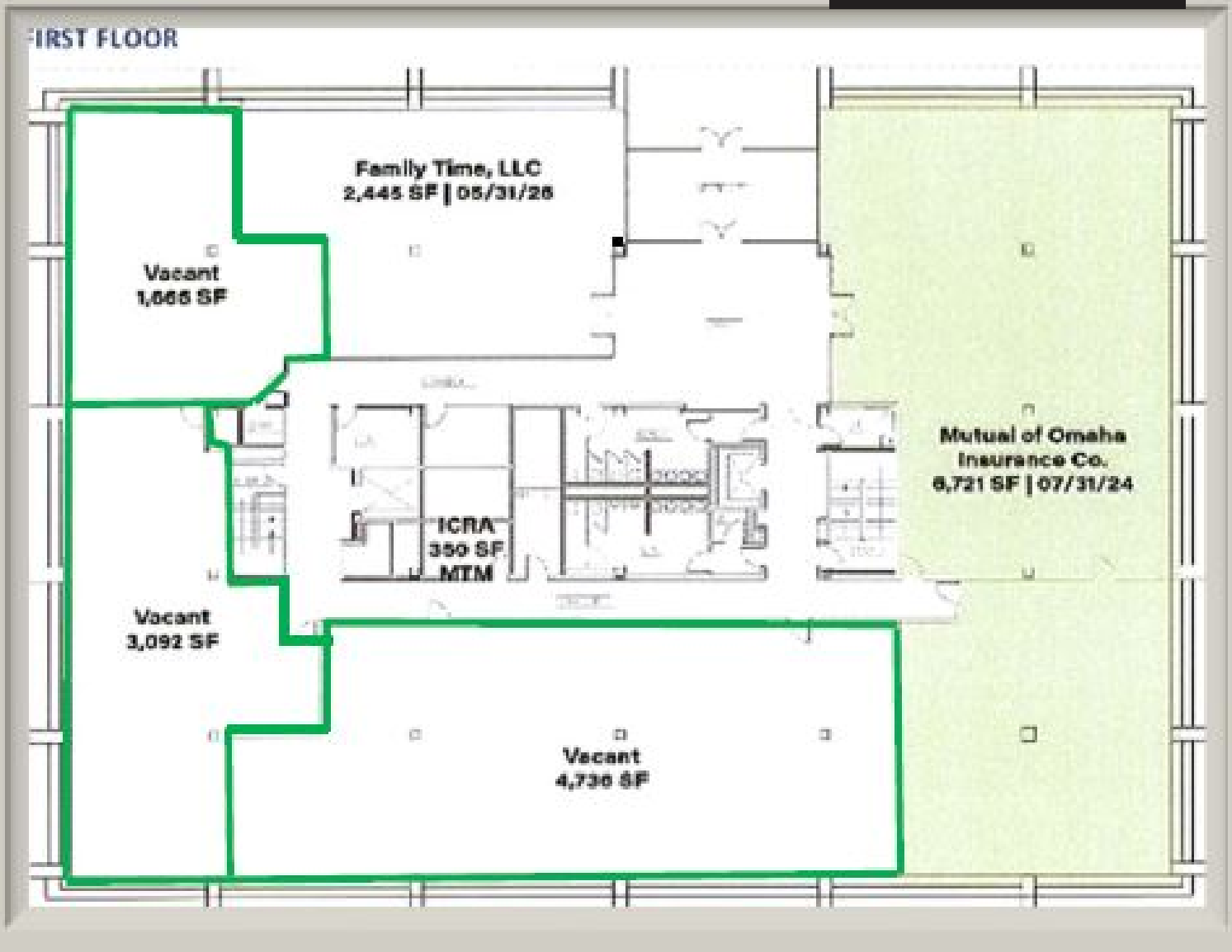
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FLOOR PLANS: FIRST FLOOR



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FLOOR PLANS: SECOND FLOOR

SECOND FLOOR



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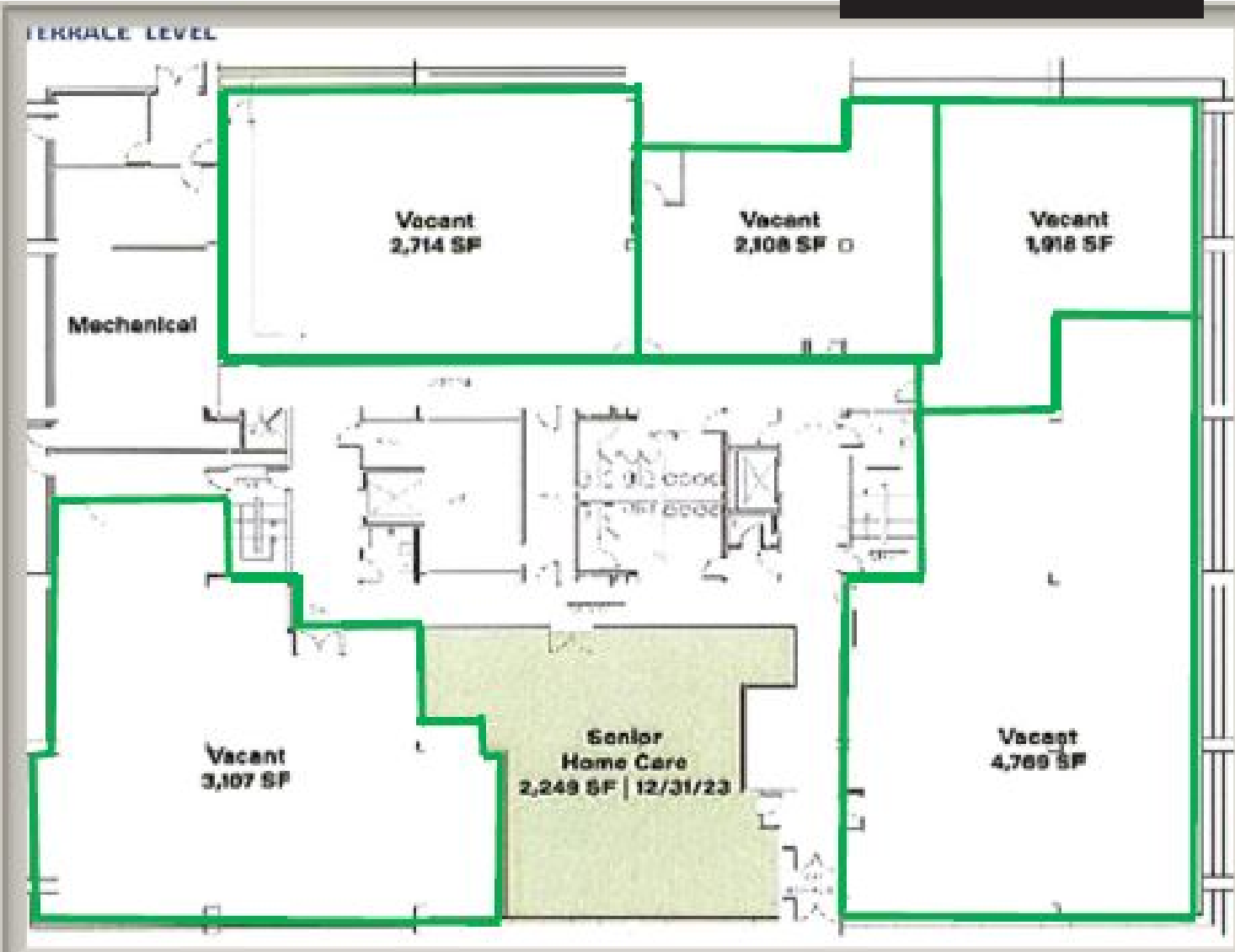
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FLOOR PLANS: TERRACE LEVEL



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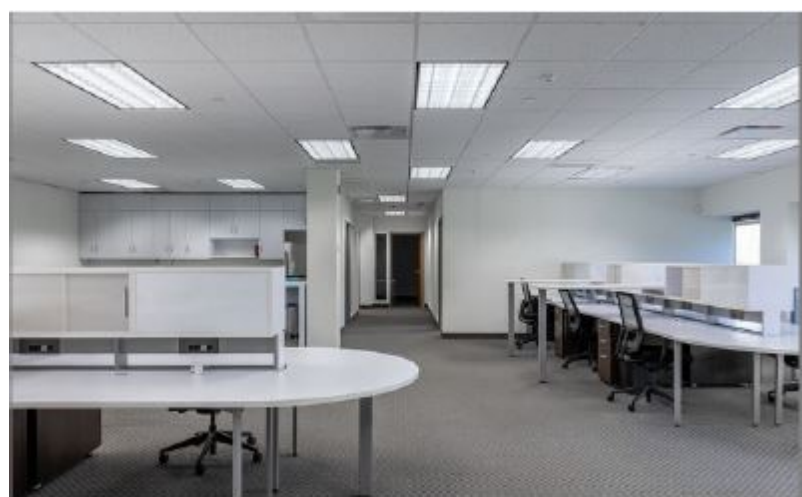
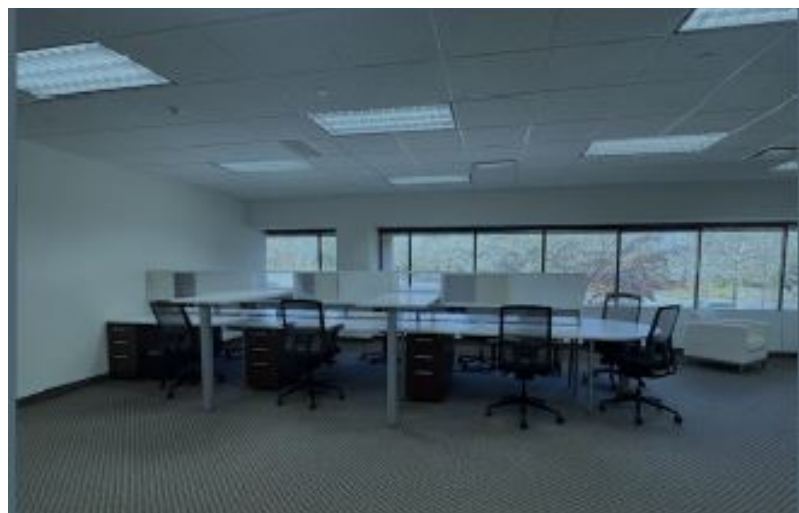
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ABOUT FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer and Partner at PFS Associates, he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.

Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation

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