

2 Daniels Farm Road, 2nd Floor | Trumbull, CT 06611

Retail

SPACE AVAILABLE



Medical Office Space for Lease - Prime Location in Trumbull, CT

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1,600 SF | Former Chiropractic Office | Turnkey Potential

Position your practice in the **heart of Trumbull** with this **versatile 1,600 sq. ft. second-floor medical/professional office suite**, previously used as a

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chiropractic clinic. Located in a **well-maintained professional building** at 2 Daniels Farm Road, this **bright, functional space** offers **excellent visibility, ample parking**, and a **ready-to-use layout** perfect for a wide range of healthcare or wellness services.

Suite Features:

- Welcoming reception and waiting area with **built-in check-in counter**
- Multiple exam/treatment rooms with **built-in work surfaces**
- **Private restroom**
- **Central air conditioning and heating**
- Bright interior with **large windows & abundant natural light**
- **Second-floor location with convenient exterior ramp access**
- **Ready for immediate occupancy**

Ideal For:

- Chiropractic Office (**plug-and-play layout**)
- Physical Therapy or Rehabilitation Services
- Counseling or Mental Health Professionals
- Massage Therapy or Wellness Studio
- General Medical or Office Use

Location Highlights:

- **Prominent professional building** in a **high-traffic area**
- Minutes from **Route 25** and the **Merritt Parkway**
- **Surrounded by thriving anchor tenants** including:
 - Quest Diagnostics
 - CVS
 - Starbucks
 - Webster Bank

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- **A mixed-use building with 50 new apartments** has been approved nearby, promising **steady built-in customer traffic** for years to come.
- Situated in the center of **established residential communities, schools, and shopping centers**—perfect for both patient convenience and professional networking.

☐ **Contact [Name / Phone / Email] today** to schedule a private tour and secure this high-visibility medical space before it's gone!

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Lot Size : 8.01 Acre(s)

Gross SF : 24,000

Net SF : 2

Zoning : Commercial

Ceiling Height : 10'

Building Frame : FireProof

Exterior Walls : Brick

Roof Structure : Low Slope Flat

Roof Cover : Synthetic Slate & Rubber

Year Built : 1987

Year Renovated : 2016

Parking : Private Lot

Property Taxes : Inquire

Sprinklers : No

Heat : Forced Air

Fuel : Gas

A/C : Central

Power : 100 AMP per Unit

Water : Municipal

Sewer : Municipal



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