



# Professional Office Spaces For Lease

## 12 Cambridge Drive, Trumbull

### 2,800 - 11,000+/- rsf

### \$12/rsf + Electric



## PRIME OFFICE SUITE IN PROFESSIONAL BUSINESS HUB

- Proximate to Trumbull Center in professional office building.
- 2-story handicap accessible, elevatored building with ample parking
- Good access to the Merritt Pkwy, I-95, Routes 25 & 8.
- Adjacent to numerous other professional businesses, restaurants, and childcare.

### 1st Floor:

- 2,815sf
- 4,637 sf

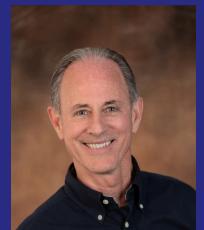
### 2nd Floor:

- 2,800sf with a loading dock
- 8,200 sf with private lavatory

- **Lease: \$12/rsf Gross+ Electric (Est: \$3/rsf)**



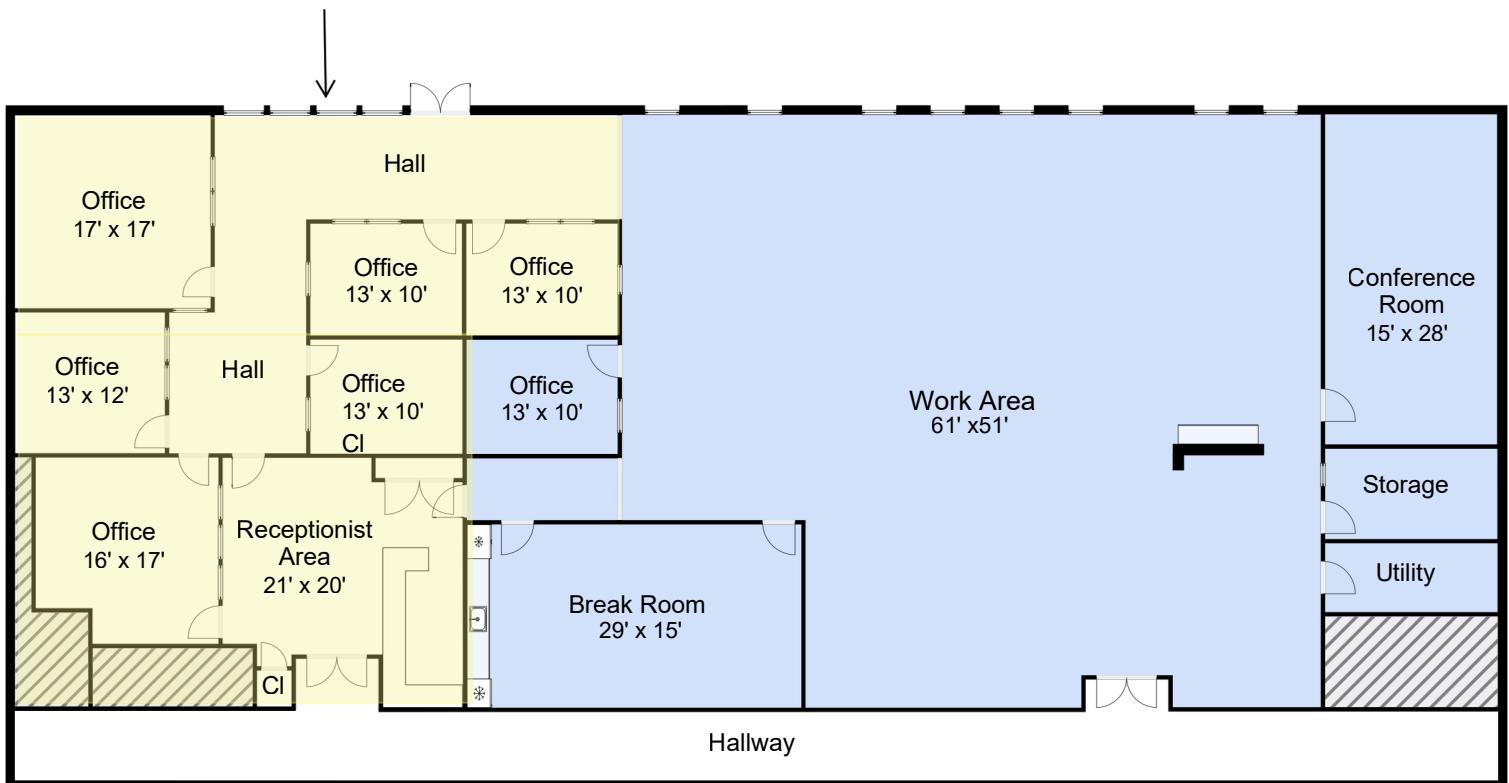
6515 MAIN ST., TRUMBULL, CT 06611  
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*INTEGRITY. QUALITY. EXPERIENCE. SERVICE.*



# 1<sup>st</sup> Floor 2,815 rsf

12 Cambridge Drive

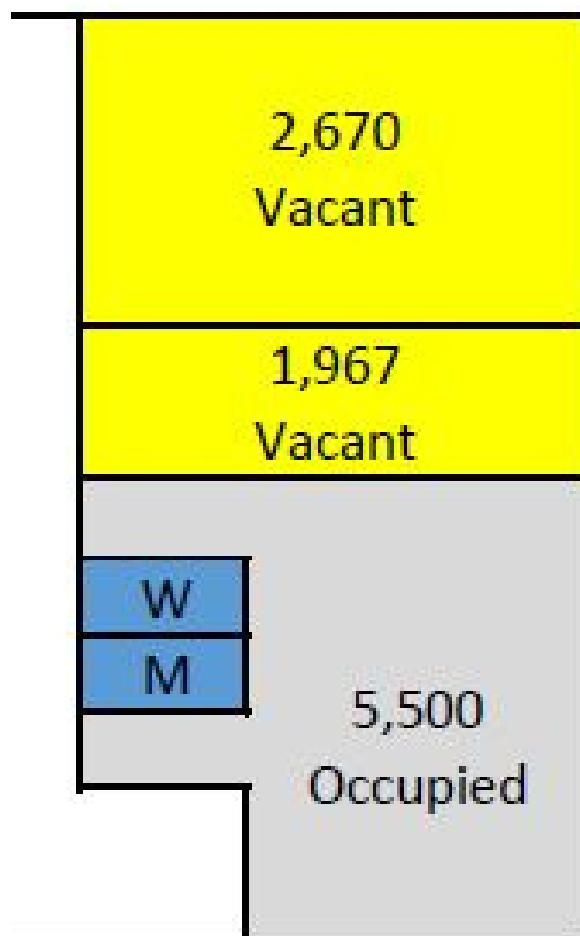
## Available Space



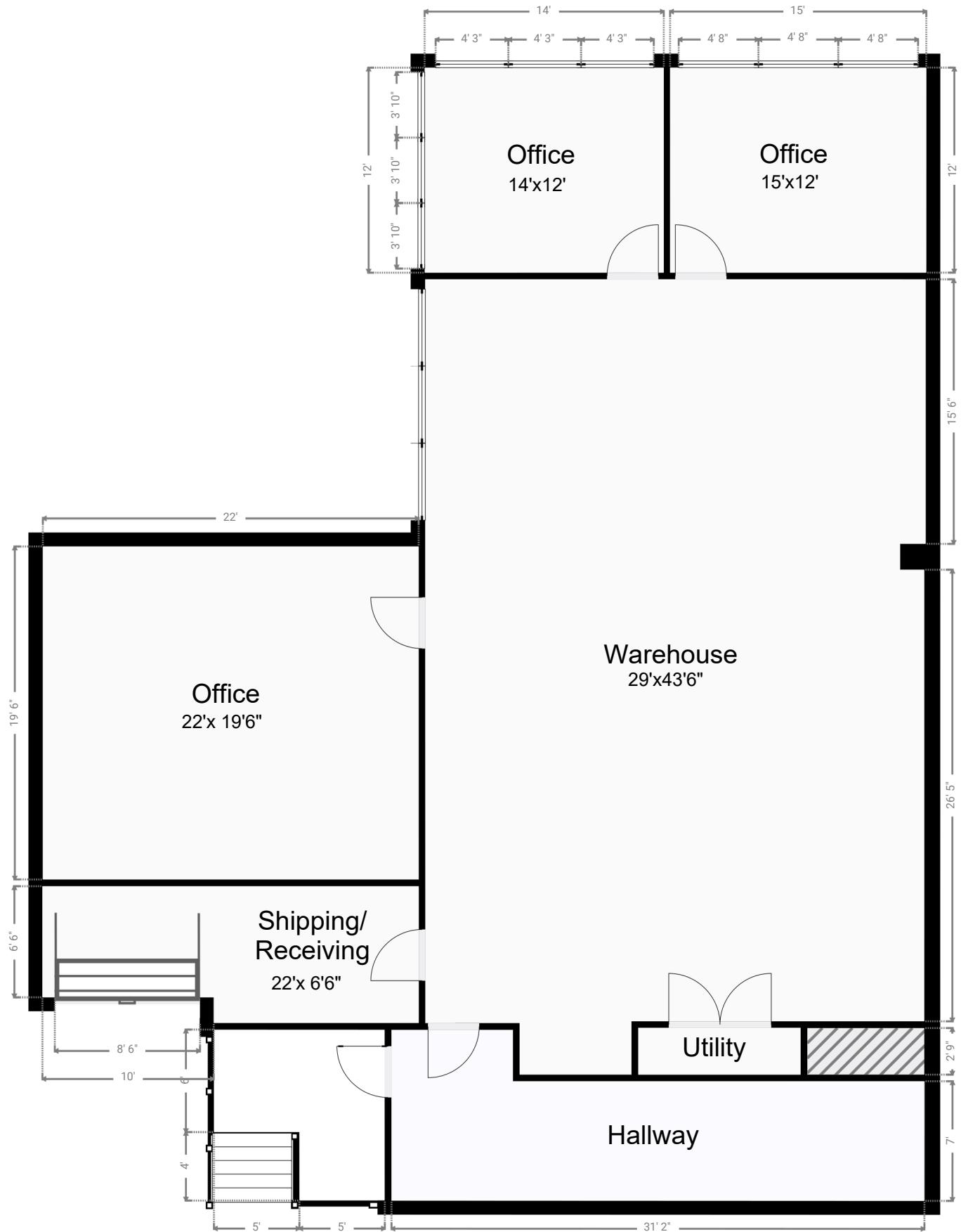
Floor Plans Fast (203) 449-5743. All measurements are estimates. For marketing purposes only.

## 1<sup>st</sup> Floor- 4,437 rsf (combined)

### Floor 1

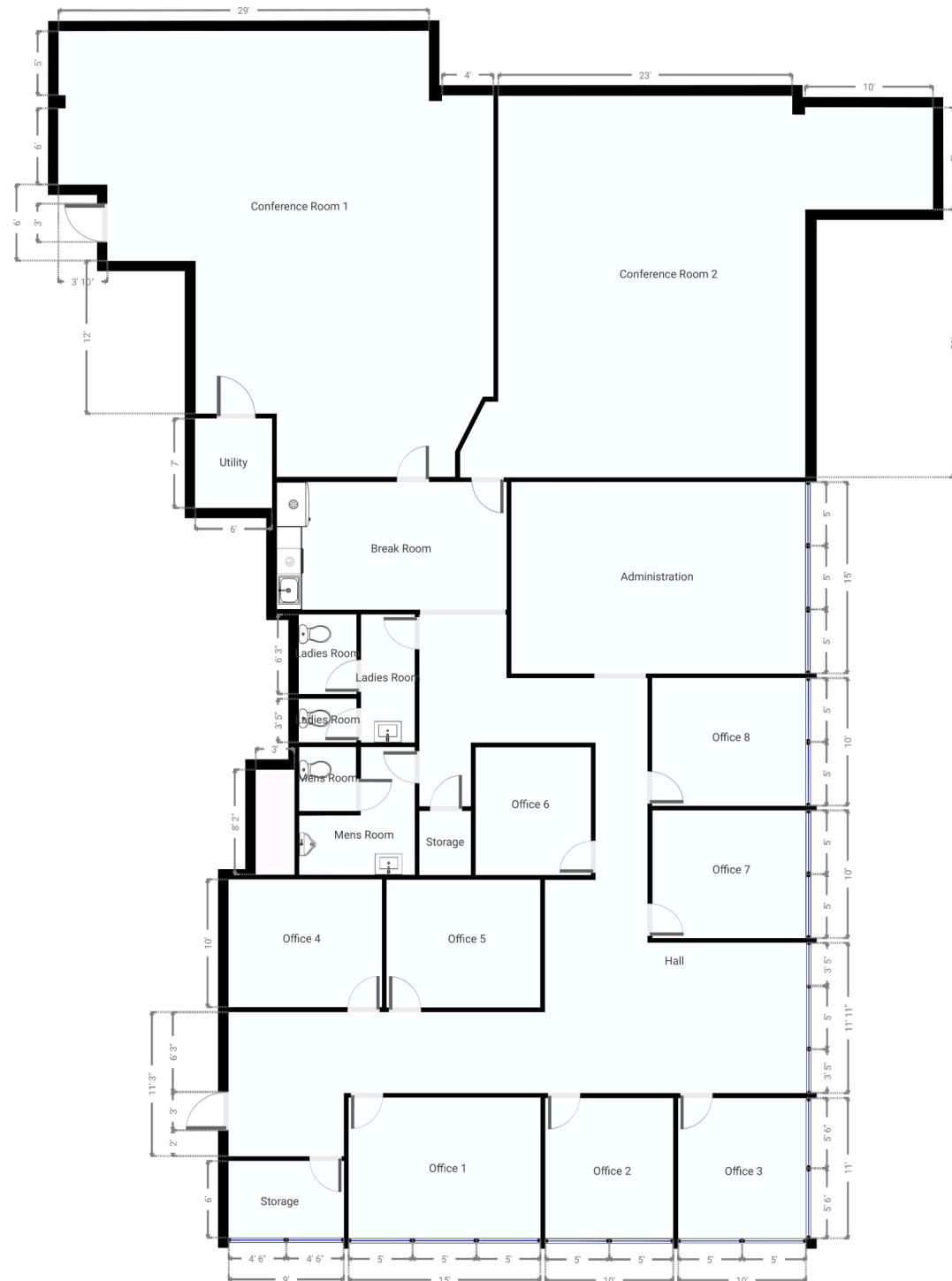


# 2<sup>nd</sup> Floor 2,800rsf -Right Rear space

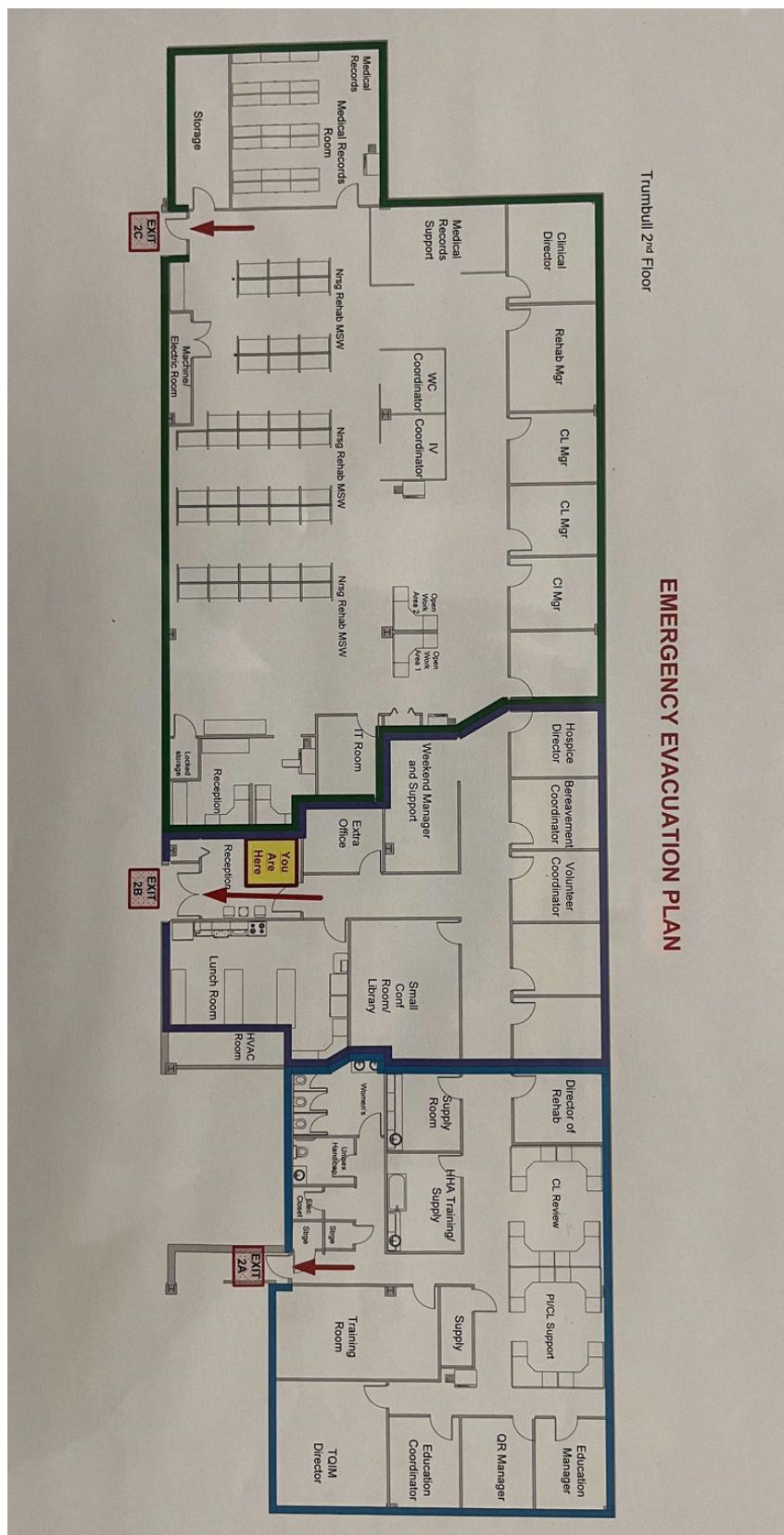


# 2<sup>nd</sup> Floor- 8,200 rsf -Right Front Space

## ▼ Ground Floor



# 2nd Floor- 11,000sf - Combined



Former Hartford Healthcare layout  
Entire right side of 2nd floor