

Ivy Brook Medical Center

2 Ivy Brook Road
Shelton, CT 06484

Hospital Grade Air Filtration



40,000 SF State-of-the-Art Medical Office

Turnkey medical office space

Flexible floor plans

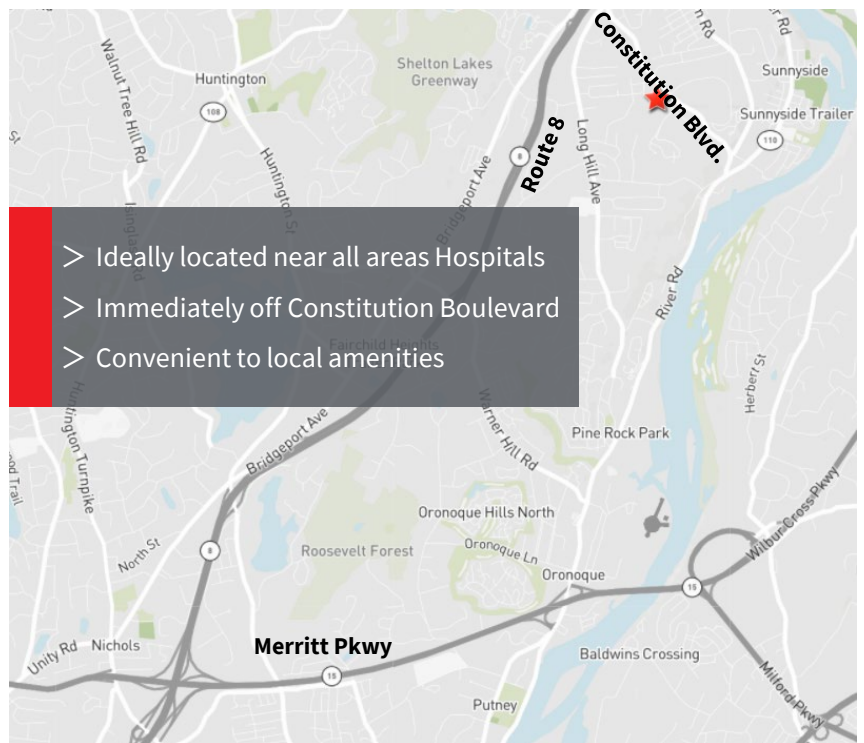
2,200 RSF available for lease on the 1st floor

3,000 RSF available for lease on the 2nd floor

9,900 RSF available for lease on the 2nd floor

Class A style and location

- > Built in referral base from neighboring practices
- > Minutes from Route 8 & Route 15 – Merritt Parkway
- > 14' ceiling height
- > Gurney size elevator
- > On-site management
- > 5 per 1,000 RSF surface parking



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1st Floor



2nd Floor



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**IVY BROOK
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