



## 141 North Ave

141 North Ave, Bridgeport, CT 06606



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# 141 North Ave

Upon Request

141 North Avenue is a three story masonry building with a high degree of visibility located on U.S.1. The building is in excellent condition and can be occupied immediately with furniture in place. There is abundant on site, surface parking and offers a perfect solution for companies seeking a stand alone location with excellent signage and branding opportunities. This is associated with 77,000 square foot warehouse that is available for \$10.00 psf NNN. The property has been approved for self-storage and a Cannabis Grow facility...

- Attractive 3- level office building in move-in condition
- Highly visible location offering great signage opportunity on U.S. 1
- Fully furnished offices
- Abundant on site surface parking
- Located on a bus Route
- Easy highway access



Rental Rate:	Upon Request
Property Type:	Office
Building Class:	C
Rentable Building Area:	15,589 SF
Year Built:	1945
Walk Score ®:	79 (Very Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	Upon Request

## 1st Floor

Space Available	5,196 SF
Rental Rate	Upon Request
Contiguous Area	15,589 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Entire building available for lease

## 2nd Floor

Space Available	5,196 SF
Rental Rate	Upon Request
Contiguous Area	15,589 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

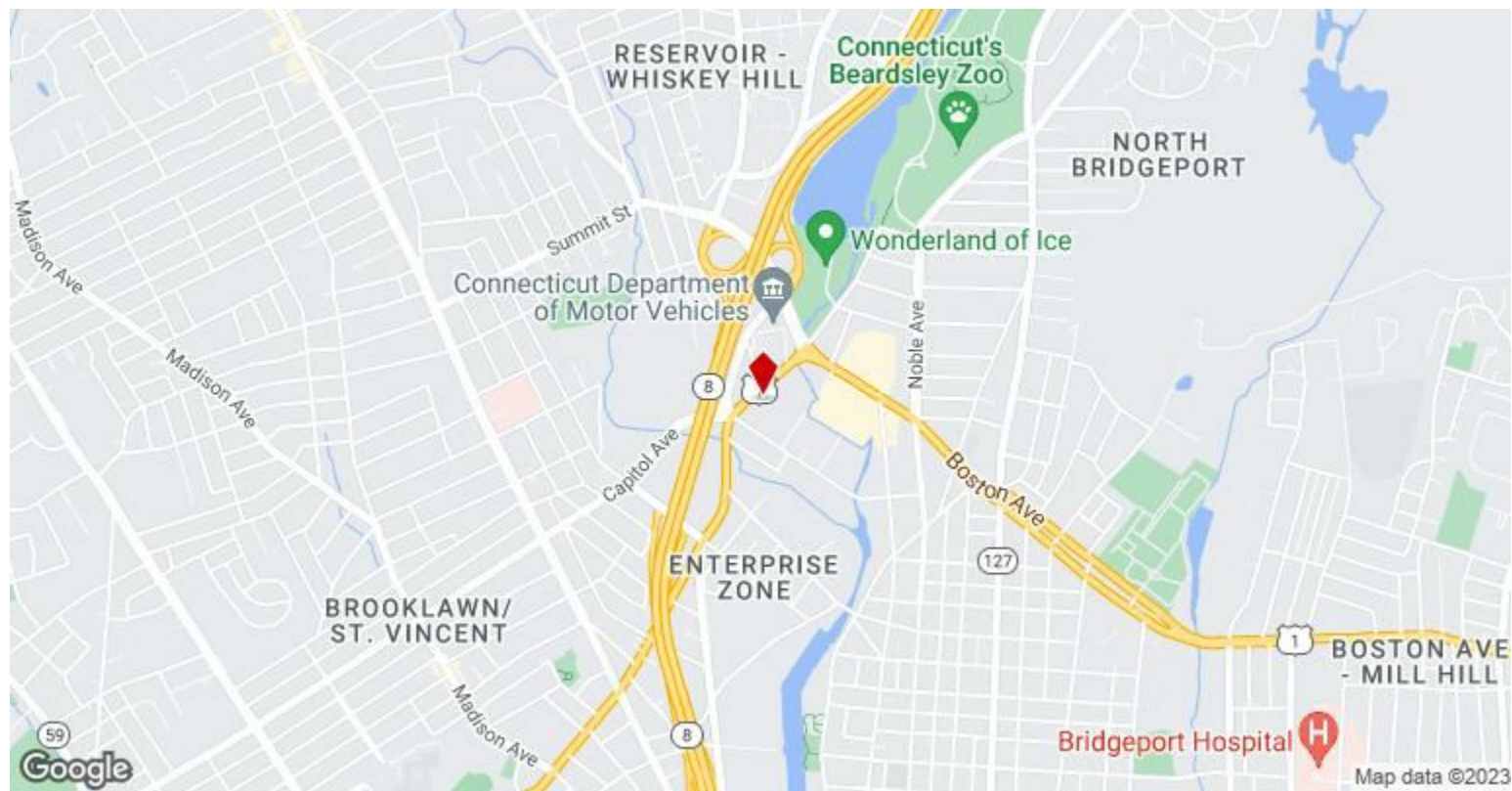
Entire building available for lease

## 3rd Floor

Space Available	5,197 SF
Rental Rate	Upon Request
Contiguous Area	15,589 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Entire building available for lease





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## Property Photos



2nd floor Conference.jpg



Executive kitchen



## Property Photos



open office area 1st floor