

# Available for Lease – Medical/Professional Office Use

## 1077 Bridgeport Avenue, Shelton, CT



**Prime location, accessible to Route 8, Exit 11**

**Building Size:** 28,401 SF

**Available:** Floor 2 Suite 201 - 4,860 SF (Space can be subdivided to 1,215 SF or 2,430 SF)  
Floor 3 Suite 301 - 2,590 SF

- Location, Location, Location!!!! Directly accessible at intersection of Route 8, Exit 11, Minutes from banks, restaurants, shopping and hotels
- Architecturally appealing & efficient floor plan maximizing window exposure drawing sunlight into the core from all angles.
- Onsite Ownership and Property Management
- Greater Bridgeport and Valley Transit Bus Lines stop in front of Property
- Newly Renovated Lobby 2016
- Parking: 3.5/1,000 SF (Covered spaces available, access via elevator and main staircase)
- Lease Rate: \$19.25 SF plus Electric





# *Direct Highway Access 1077 Bridgeport Avenue, Shelton, CT*



*\*Bridgeport 10 Minutes \*Fairfield 15 Minutes \*Norwalk 25 Minutes \*Stamford 30 Minutes*





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