## 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



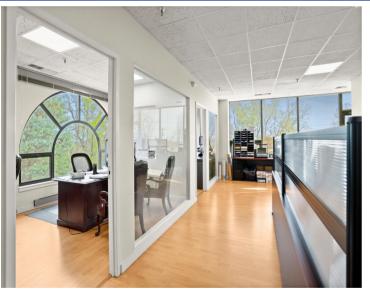




## Direct Highway Access 1077 Bridgeport Avenue, Shelton, CT



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









## AVAILABLE FOR LEASE - MEDICAL /PROFESSIONAL OFFICE USE 1077 BRIDGEPORT AVENUE, SHELTON, CT







