

# FOR LEASE | 404± SF – 10,093± SF MEDICAL OFFICE SUITES FOR LEASE TRUMBULL MEDICAL ARTS CENTER

15 Corporate Drive, Trumbull, CT 06611

LEASE RATE: \$16.50/SF NNN

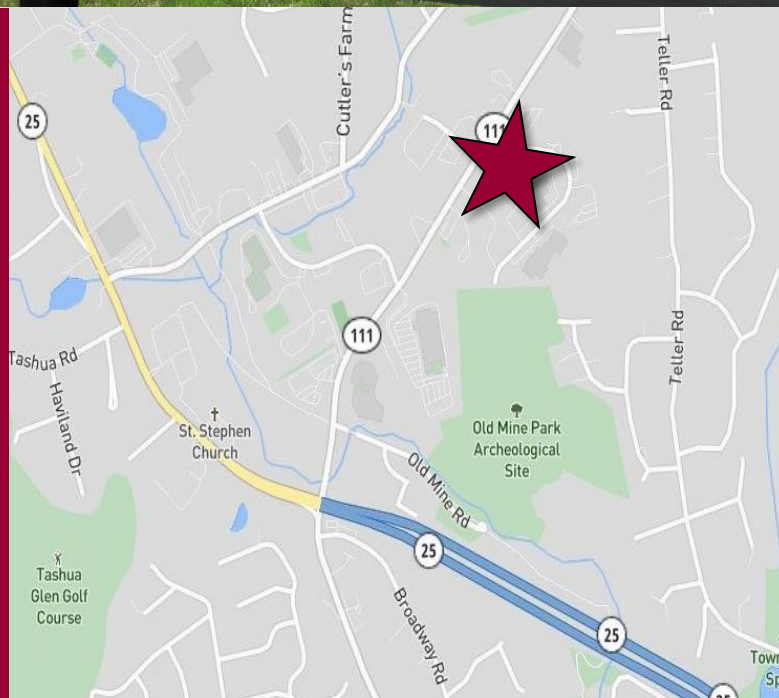


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## Property Highlights

- Medical Office space for Lease
  - 1-10: 6,224± SF – 1<sup>st</sup> FL\*
  - 1-02: 3,869± SF – 1<sup>st</sup> FL\*
- \*Contiguous 10,093± SF
  - 1-07: 404± SF – 1<sup>st</sup> FL
  - 2-02: 1,847± SF – 2<sup>nd</sup> FL\*
  - 2-03: 1,797± SF – 2<sup>nd</sup> FL\*
- \*Contiguous 3,644± SF
  - B-03: 4,293± SF – LL
- Parking: 5/1,000
- Highly trafficked healthcare corridor
- ADT: 14,657±
- Generous tenant improvement package
- Easily accessible from Route 25

For more information contact:

Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

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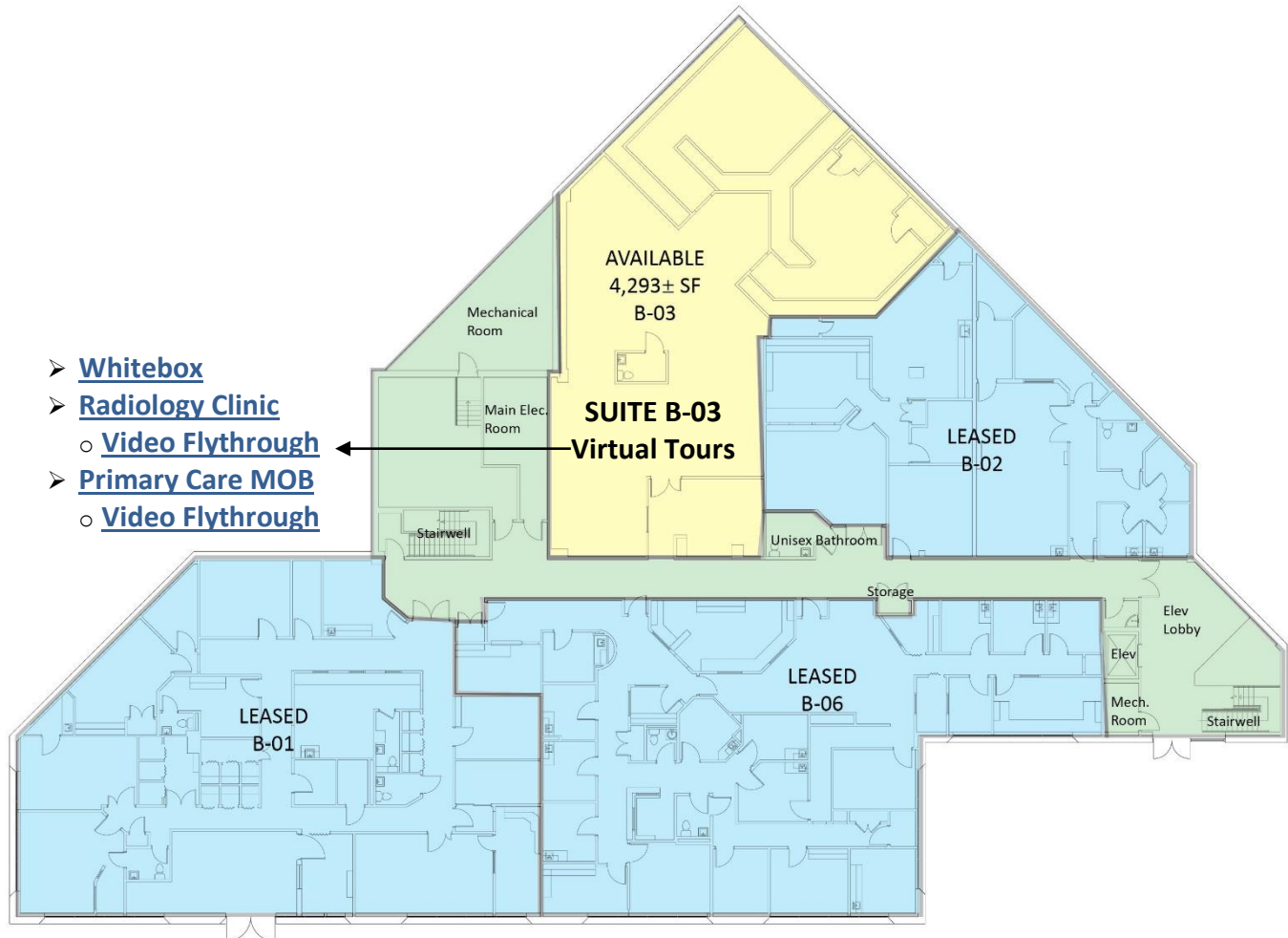
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## Lower-Level Availability

B-03: 4,293± SF



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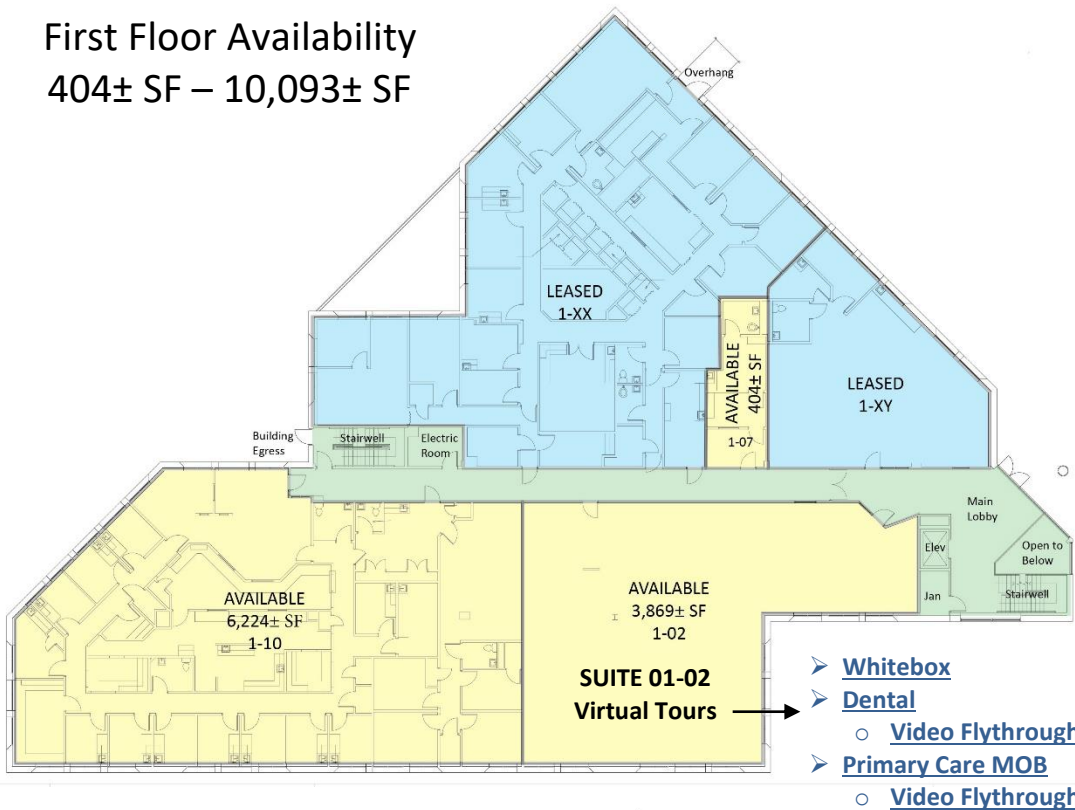
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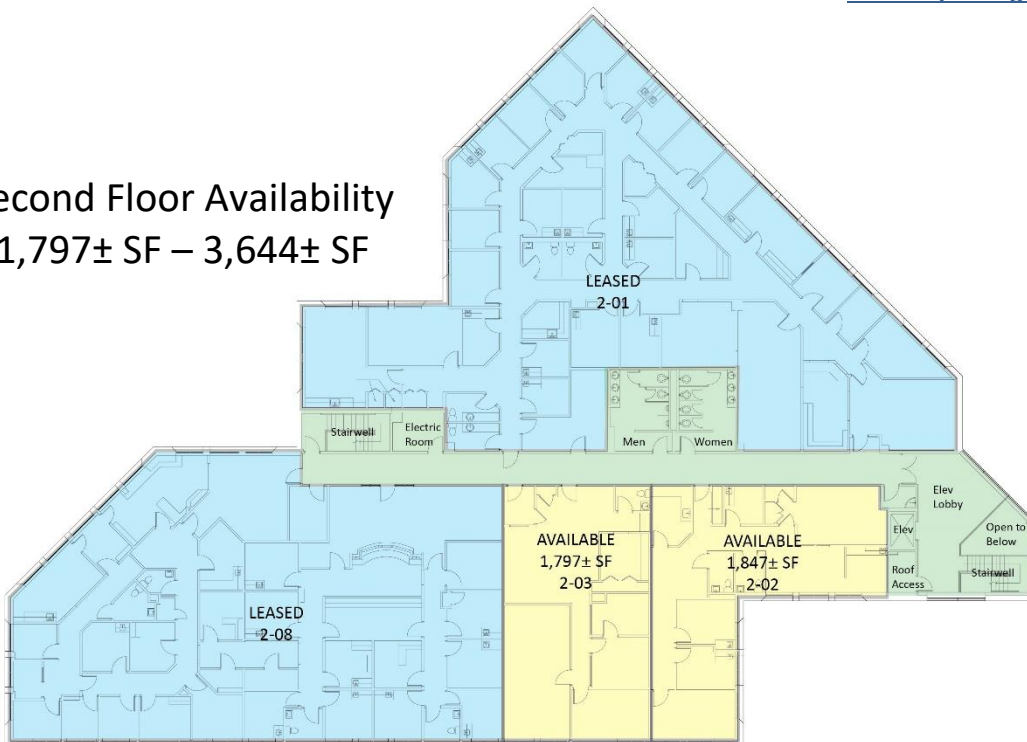


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### First Floor Availability 404± SF – 10,093± SF



### Second Floor Availability 1,797± SF – 3,644± SF



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### BUILDING INFORMATION

GROSS BLDG AREA	53,439± SF
AVAILABLE AREA	18,434± SF multiple suites
MINIMUM SF AVAILABLE	404± SF
MAX SF AVAILABLE	10,093± SF
NUMBER OF FLOORS	3
FLOOR PLATE	17,813± SF
CONSTRUCTION	Masonry
ROOF TYPE	T&G
YEAR BUILT	1985

### SITE INFORMATION

SITE AREA	4.97 acres
ZONING	IL2
PARKING	5/1,000
SIGNAGE	Lobby, Suite
VISIBILITY	Excellent
FRONTAGE	532.58'
HWY ACCESS	Route 25
TRAFFIC COUNT	14,657± ADT

### EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Warm Air
SPRINKLERED	Yes, Wet
ELEVATOR(S)	2 Passenger elevators

### UTILITIES

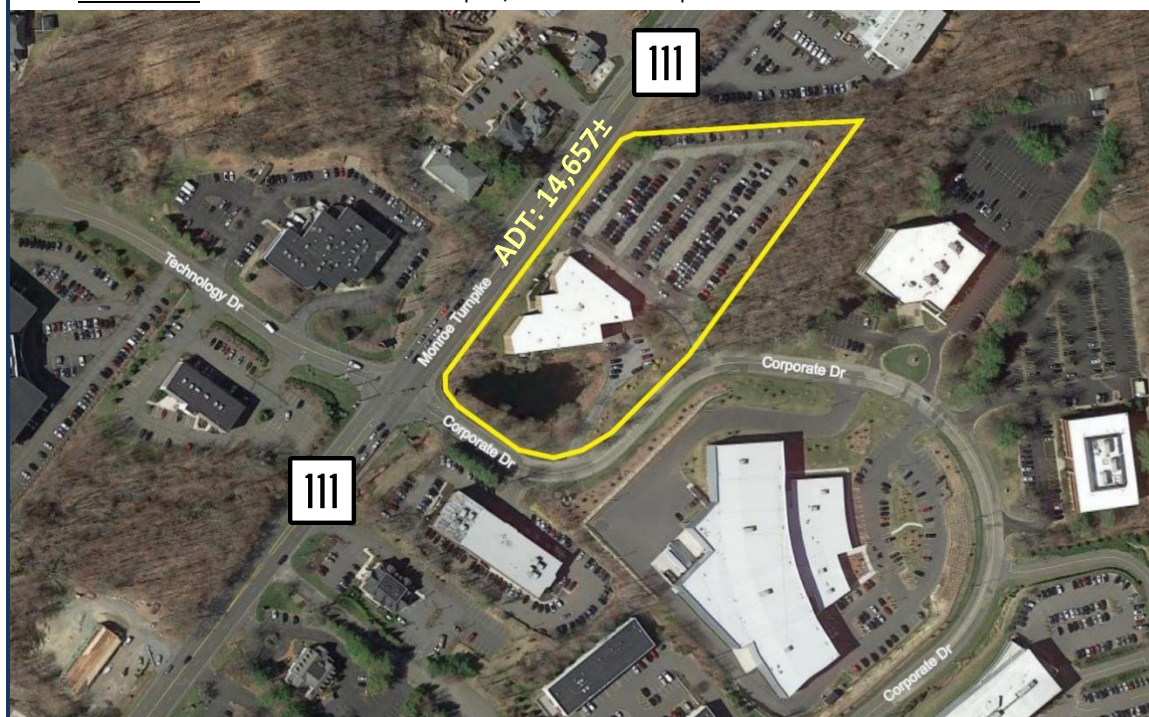
SEWER	Public Connected
WATER	Public Connected
GAS	Public Connected

### TAXES

ASSESSMENT	\$5,270,300 (2023)
MILL RATE	34.68
TAXES	\$182,774 (2024)

**COMMENTS** Well established and active Medical Office building located on the corner of Monroe Turnpike and Corporate Drive in a highly trafficked healthcare corridor. The building offers radiology, laboratory, and pharmacy services to meet the needs of patients in one location. Suites available for Lease ranging from 404± SF up to 10,093± SF. Generous tenant improvement package offered.

**DIRECTIONS** Route 25 to Monroe Turnpike/Route 111 to Corporate Drive.



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