

# 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

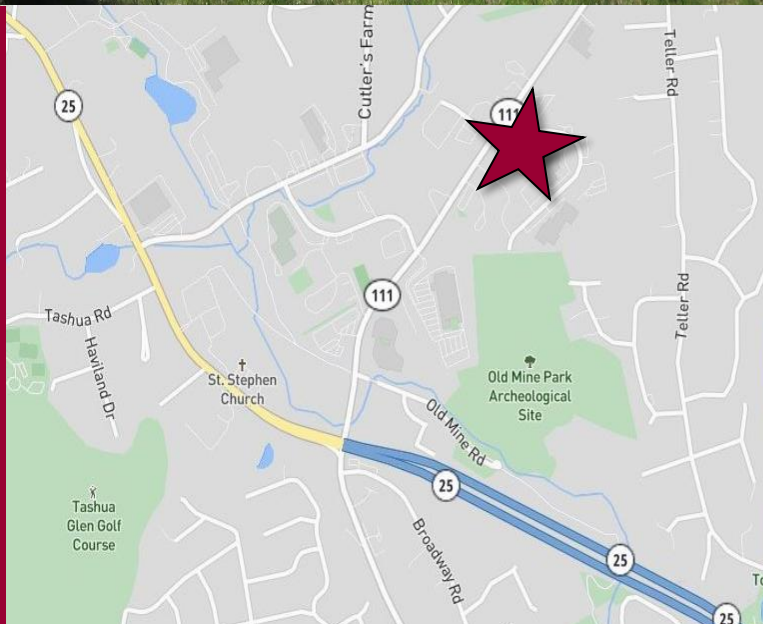


Ranked in Top 50  
Commercial Firms in U.S.



### STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below with  
the camera on your smart  
phone to sign-up for email  
notifications.



### Property Highlights

- Medical Office space for Lease
  - 6,224± SF – 1<sup>st</sup> Floor\*
  - 3,869± SF – 1<sup>st</sup> Floor\*
  - \*Contiguous 10,093± SF
  - 404± SF – 1<sup>st</sup> Floor
  - 1,797± SF – 2<sup>nd</sup> Floor
  - 4,293± SF – Lower Level
- 180 Parking spaces
- Highly trafficked healthcare corridor
- ADT: 14,657±
- Generous tenant improvement package
- Easily accessible from Route 25

For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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

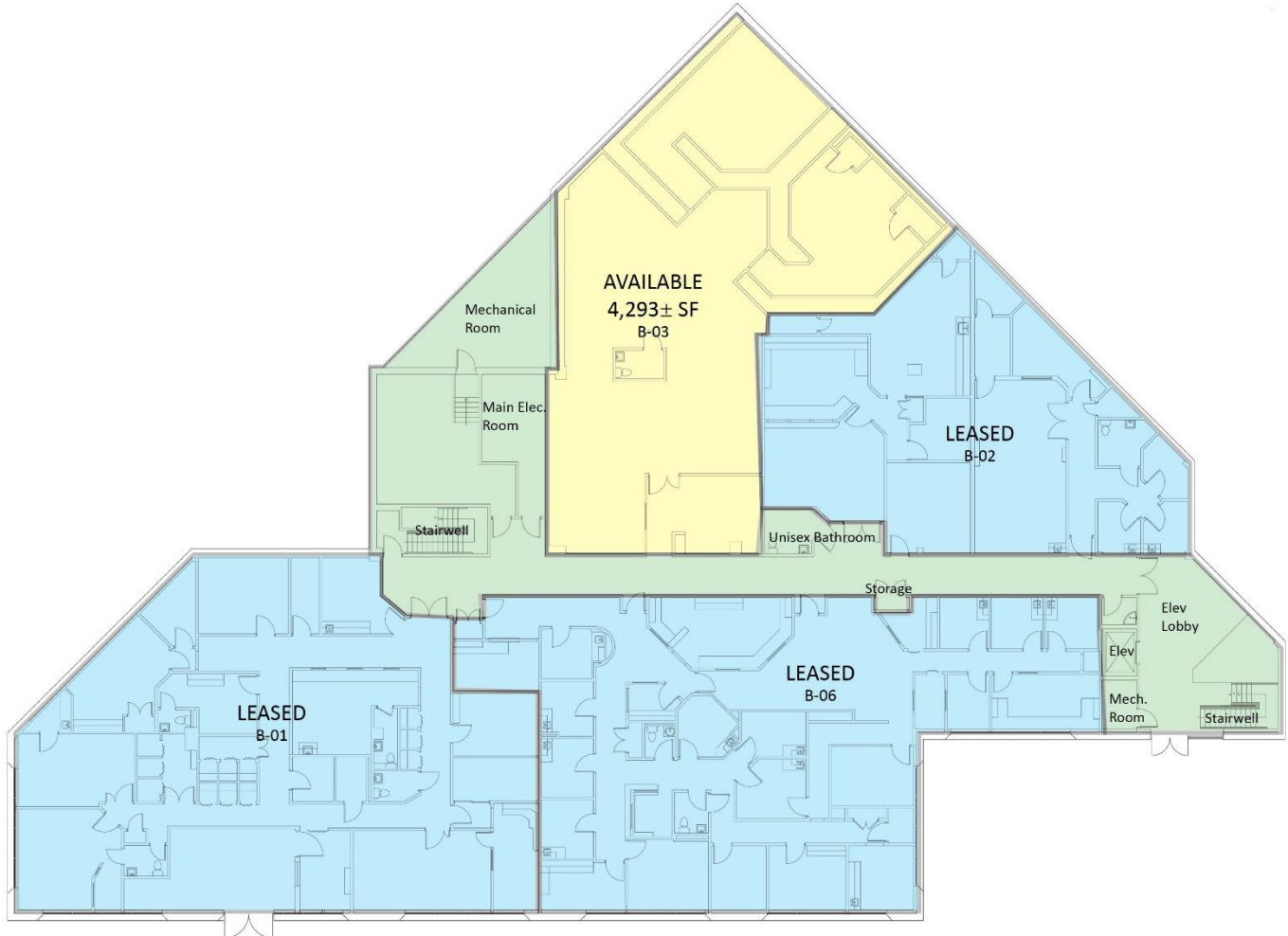


15 Corporate Drive, Trumbull, CT 06611

LEASE RATE: \$16.50/SF NNN

Ranked in Top 50  
Commercial Firms in U.S.

**Lower-Level Availability**  
**4,293± SF**



For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# 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

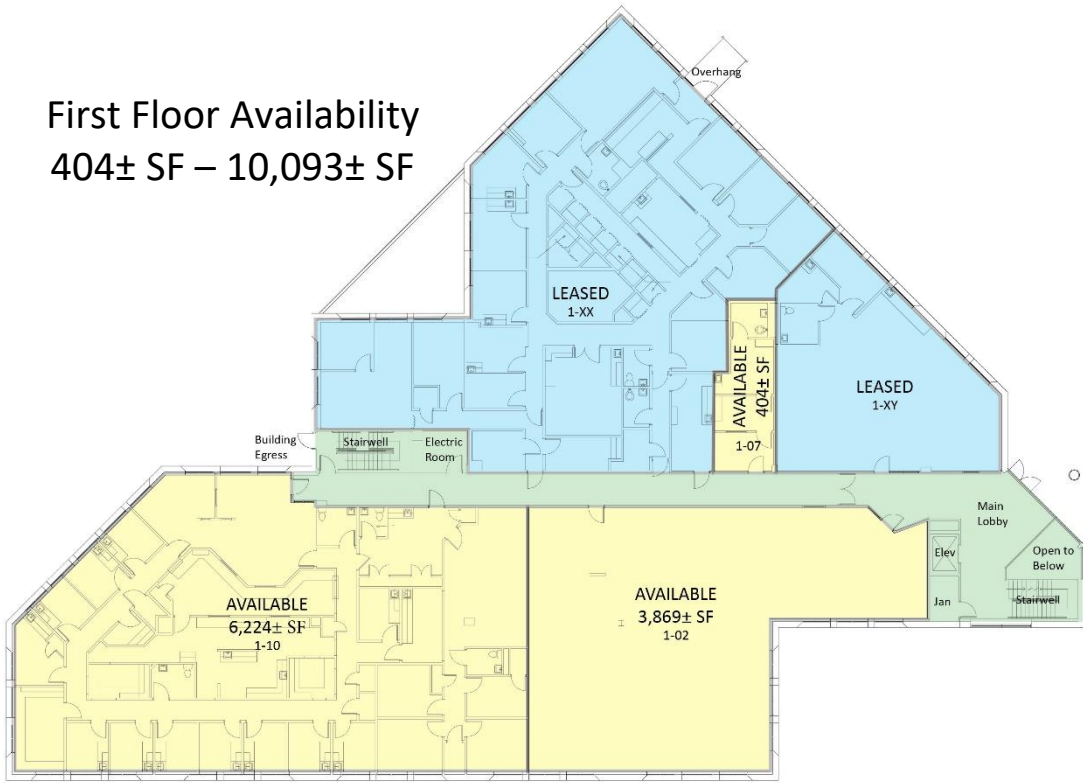
Ranked in Top 50  
Commercial Firms in U.S.

### Property Highlights

- Medical Office space for Lease
  - 6,224± SF – 1st Floor\*
  - 3,869± SF – 1st Floor\*
  - \*Contiguous 10,093± SF
    - 404± SF – 1<sup>st</sup> Floor
    - 1,797± SF – 2<sup>nd</sup> Floor
    - 4,293± SF – Lower Level
- 180 Parking spaces
- Highly trafficked healthcare corridor
- ADT: 14,657±
- Generous tenant improvement package
- Easily accessible from Route 25

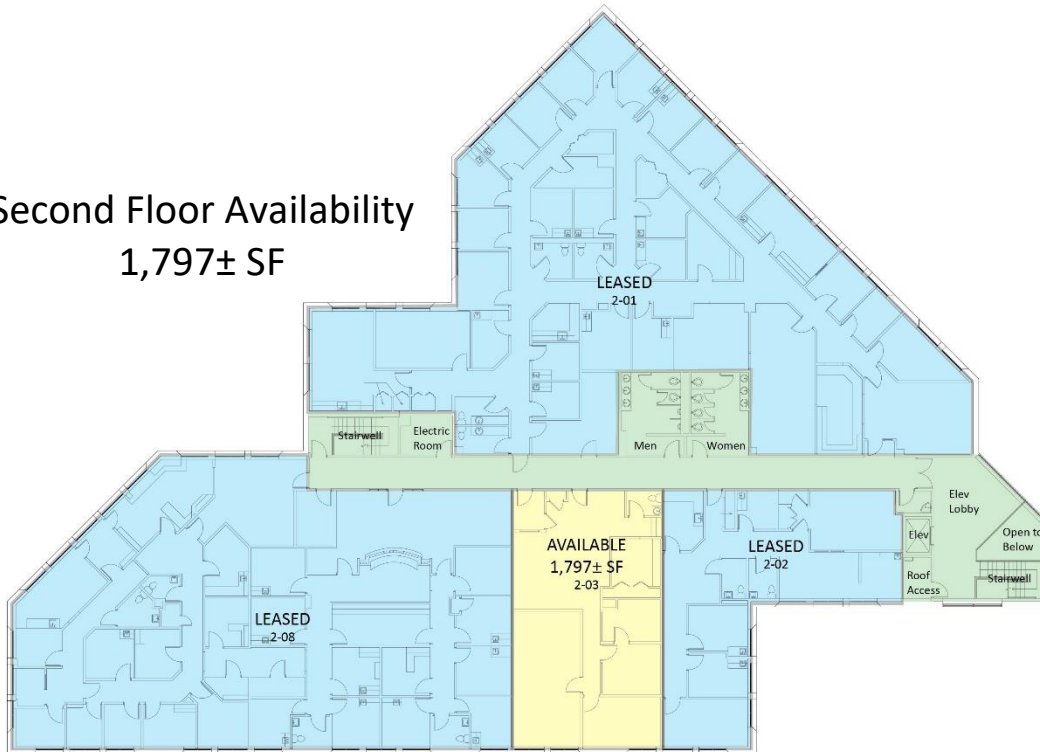
### First Floor Availability

404± SF – 10,093± SF

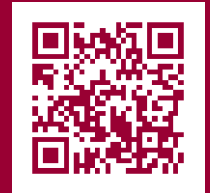


### Second Floor Availability

1,797± SF



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# 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

Ranked in Top 50  
Commercial Firms in U.S.

### BUILDING INFORMATION

GROSS BLDG AREA 53,439± SF  
 AVAILABLE AREA 10,363± SF  
 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 4.50/1,000, 180 spaces  
 SIGNAGE Lobby, Suite  
 VISIBILITY Excellent  
 FRONTAGE 532.58'  
 HWY ACCESS Route 25  
 TRAFFIC COUNT 14,657± ADT

### EXPENSES

RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  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  
 MILL RATE 34.15  
 TAXES \$179,980.76

**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.

### Property Highlights

- Medical Office space for Lease
  - 6,224± SF – 1st Floor\*
  - 3,869± SF – 1st Floor\*
  - \*Contiguous 10,093± SF
  - 404± SF – 1<sup>st</sup> Floor
  - 1,797± SF – 2<sup>nd</sup> Floor
  - 4,293± SF – Lower Level
- 180 Parking spaces
- Highly trafficked healthcare corridor
- ADT: 14,657±
- Generous tenant improvement package
- Easily accessible from Route 25



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

