



Prime Office Spaces For Lease 375 Bridgeport Ave., Shelton From 700 to 10,348 rsf



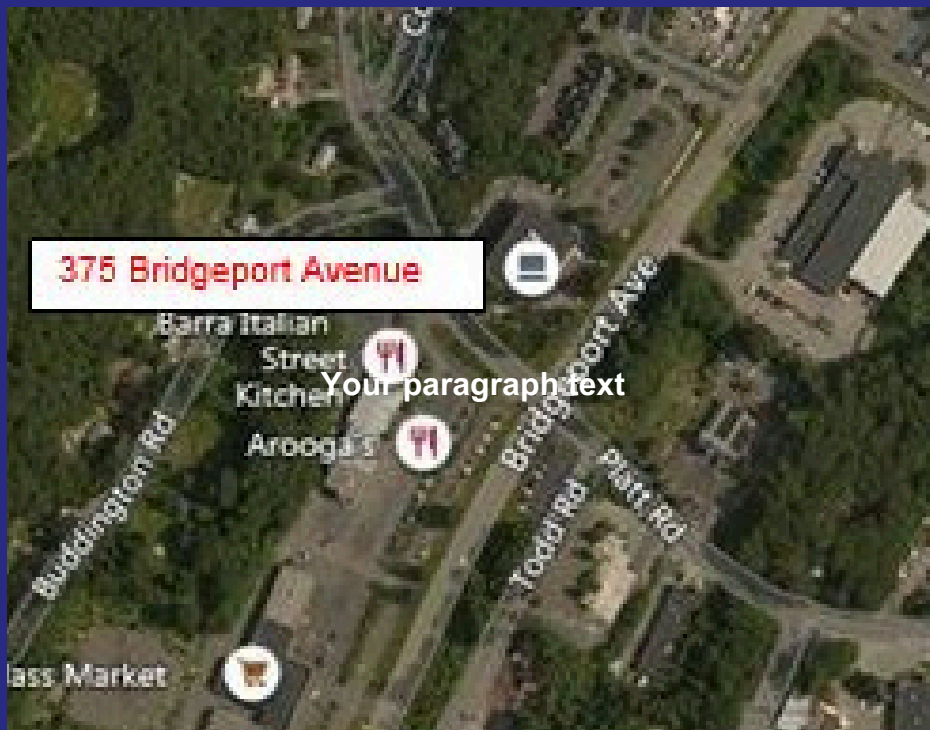
- Prime Shelton location in professional office building.
- Great visibility location with approximately 20,900 vehicles per day CT DOT traffic count and easy access to Rte. 8.
- 1st floor has a corner office unit available: 2,347rsf unit with several windows.
- 2nd floor has 1 large 10,348rsf office unit available that can be divided to approximately 2,529rsf, 3,035rsf corner unit and 4,784rsf.
- 3rd floor has 2 office units available: 700rsf unit has 3 offices and administrative workspace; and 1,900rsf unit has 6 private offices, bullpen area for 8 workstations, reception, storage, and breakroom with kitchenette and large conference room/ former training room.
- **Lease: \$17.50/rsf Gross+ Electric.**



6515 MAIN ST., TRUMBULL, CT 06611
OFFICE: 203-268-7743
CELL: 203-260-1369
STEVE@HODSONREALTY.COM
WWW.HODSONREALTY.COM
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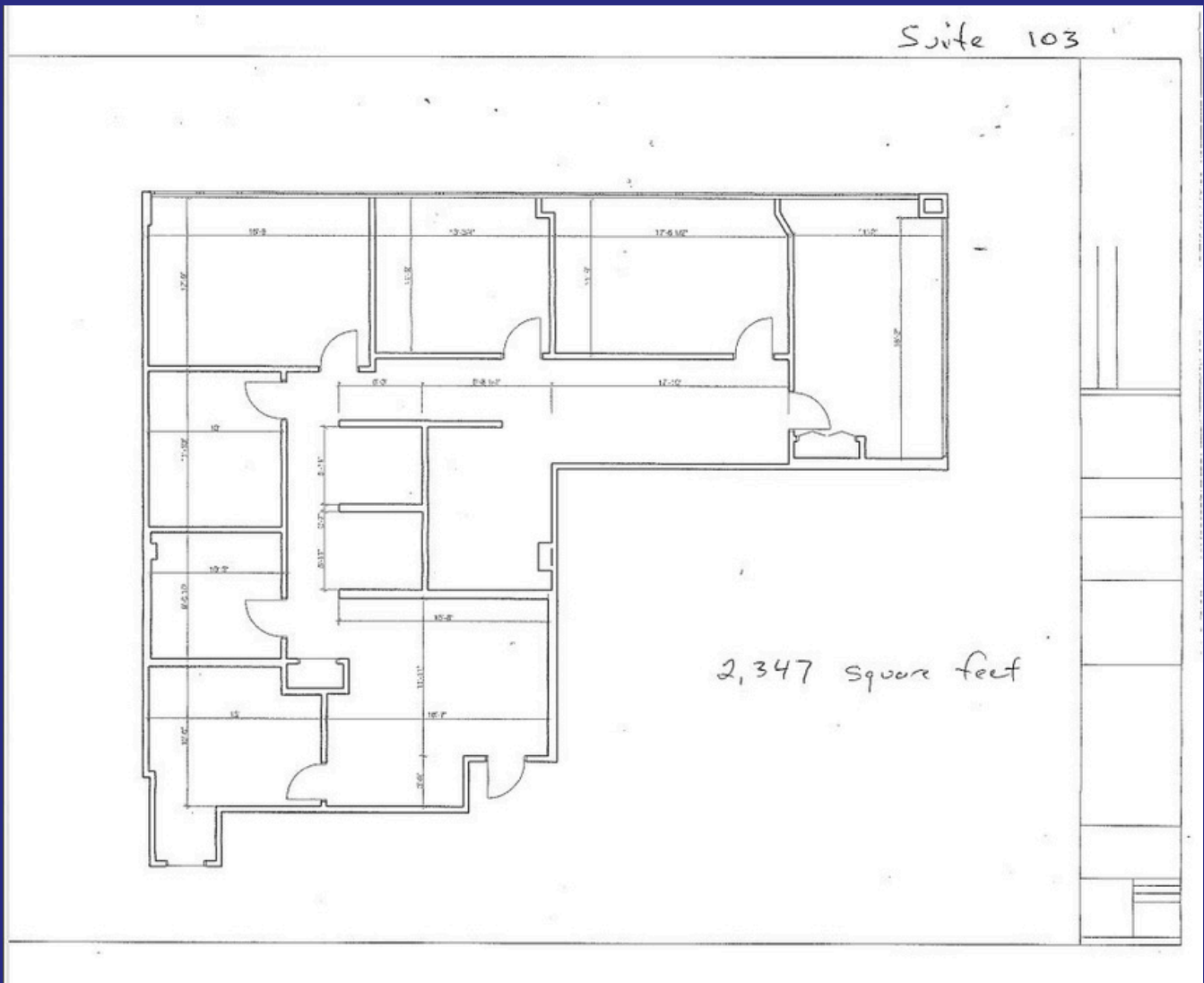


Aerial Map



1st Floor

Unit 103 - 2,347rsf



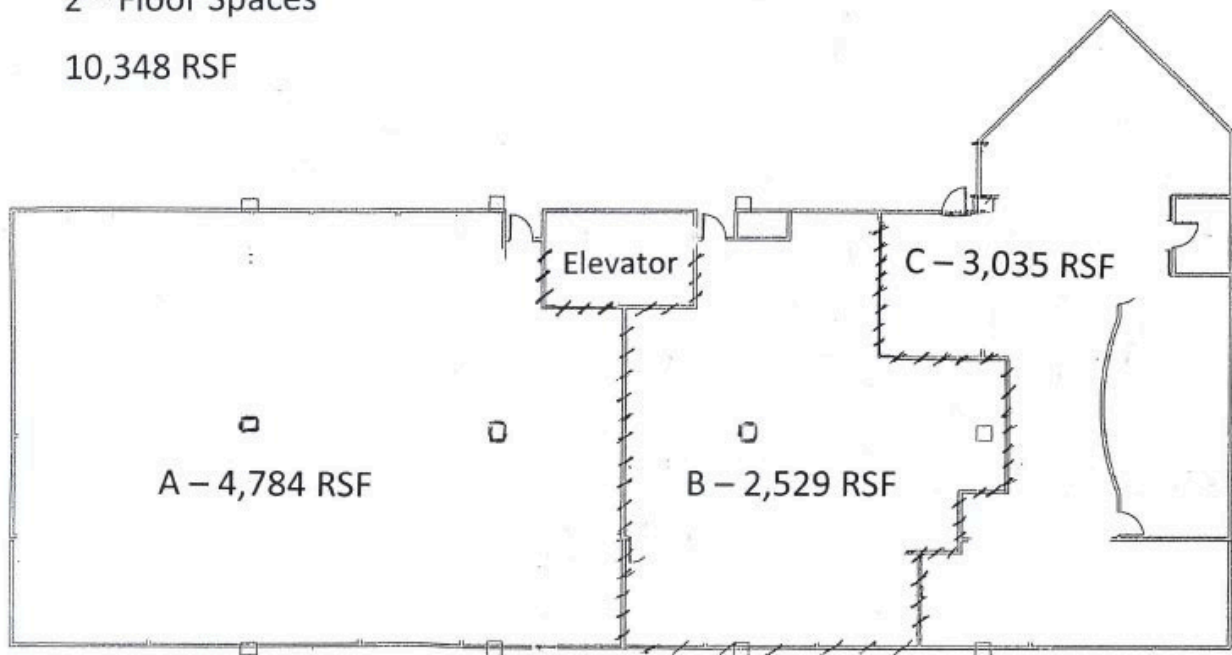
2nd Floor

Unit 200 - 10,348rsf (divisible)

375 Bridgeport Ave, Shelton

2nd Floor Spaces

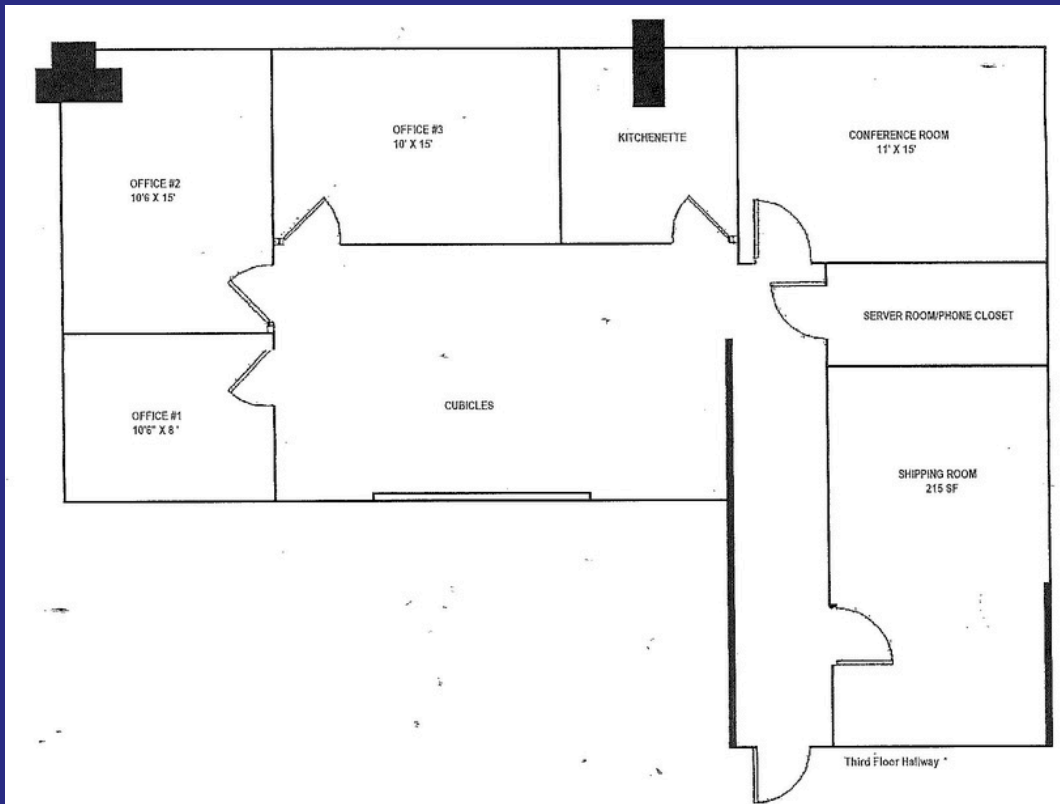
10,348 RSF



Windows – Rear of Building

3rd floor

Unit 304 - 1,900rsf



Unit 312 - 700rsf

