



Prime Office Spaces For Lease 375 Bridgeport Ave., Shelton From 1,900 to 3,006 rsf



Prime Shelton location in professional office building.

- Great visibility location with approximately 45,000 vehicles per day CT DOT traffic count and conveniently off Rte. 8.

3rd Floor Space Available:

Suite 304: 1,900 rsf +/-

- Front corner unit
- Kitchenette
- Large Conference Room

Suite 305: 2,362 rsf +/-

Suite 310: Large 3,006rsf +/- unit

- Corner Unit
- Large Windows

Landlord offering a turn key fit out at \$30/sf

- **Lease: \$21/sf + Electric.**



6515 MAIN ST., TRUMBULL, CT 06611

OFFICE: 203-268-7743

CELL: 203-260-1369

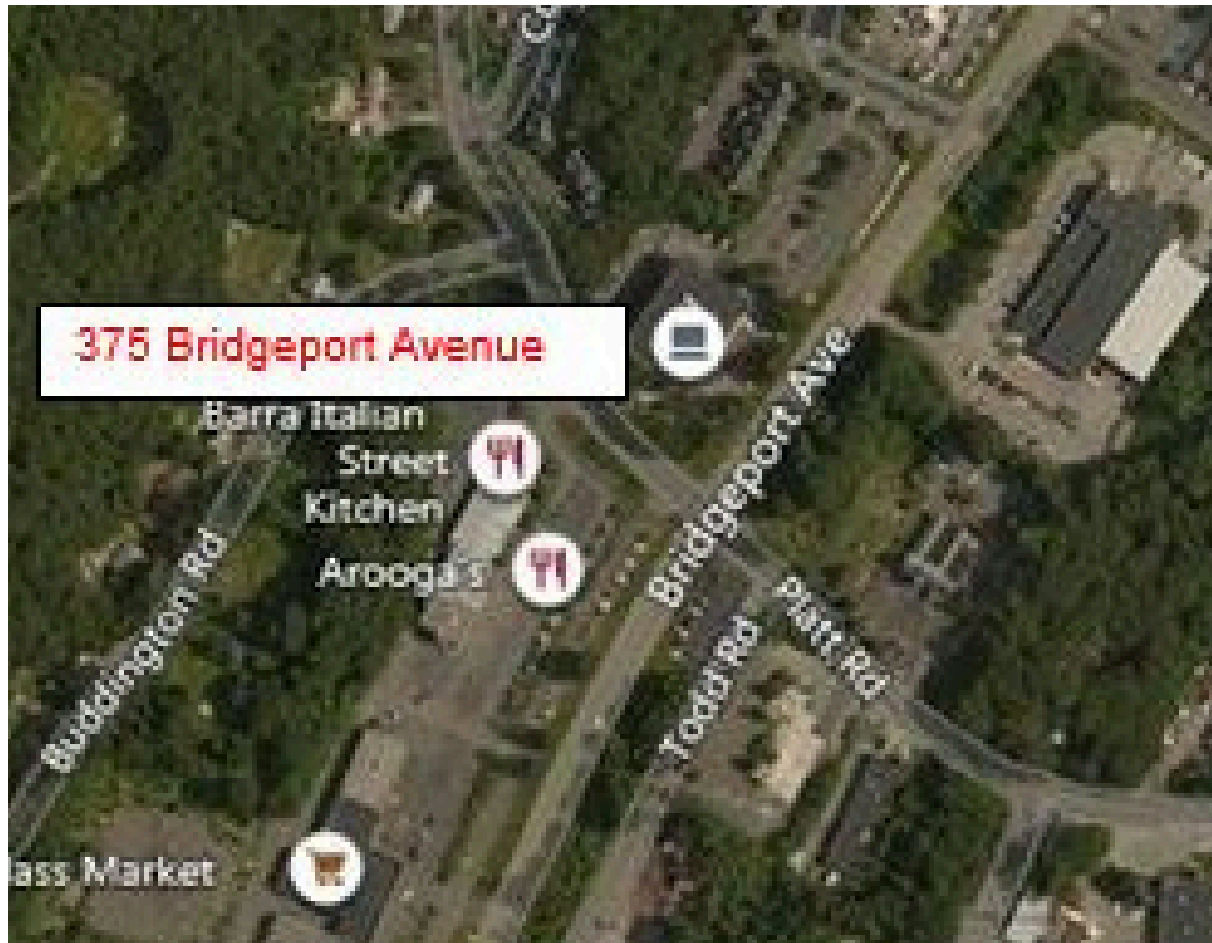
STEVE@HODSONREALTY.COM

WWW.HODSONREALTY.COM

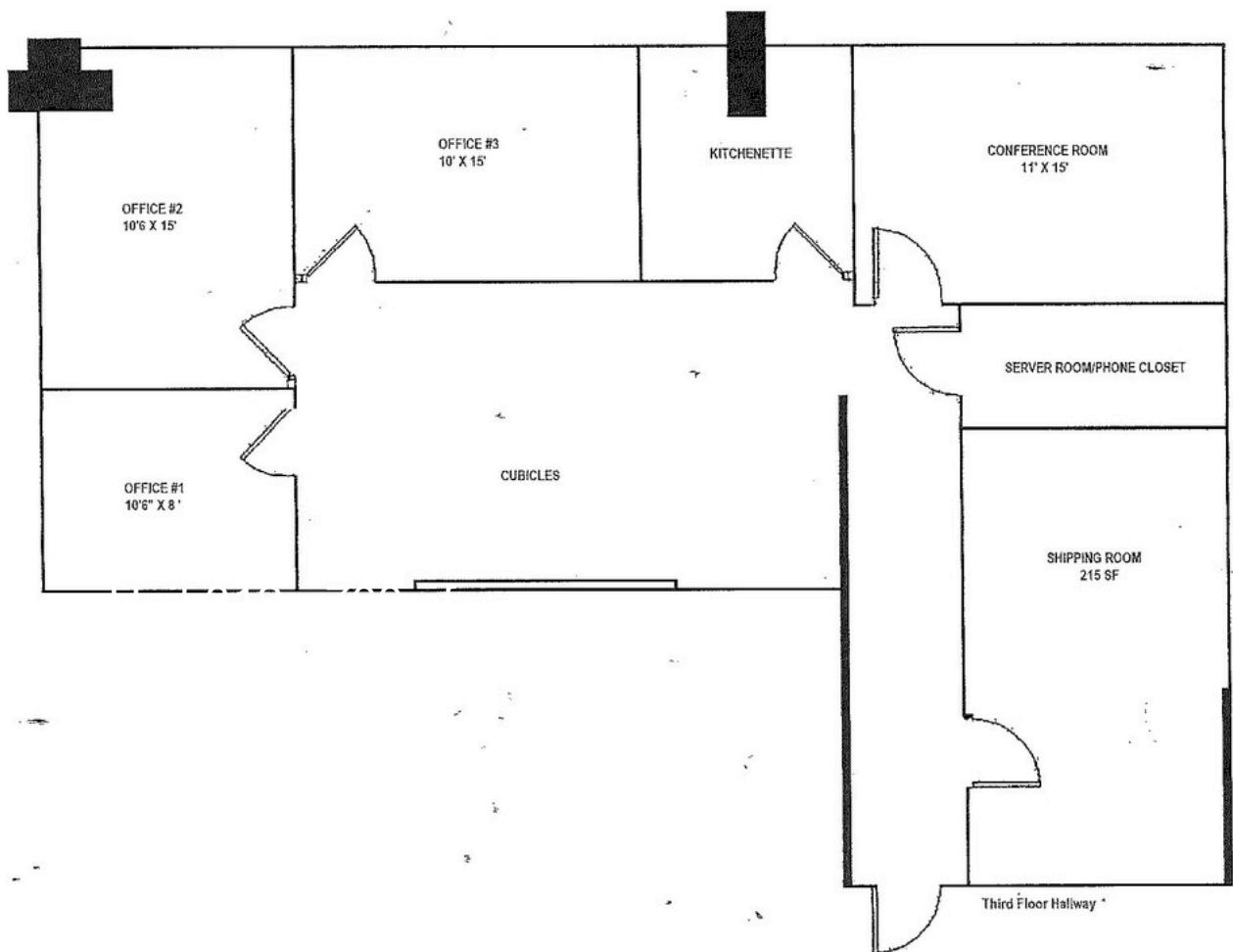
INTEGRITY. QUALITY. EXPERIENCE. SERVICE.



Aerial Map



Unit 304 - 1,900rsf



Floor plan of the second floor of the FBI Laboratory, showing various rooms and their dimensions. The plan includes a Reception area, File Room, Kitchen/Break Room, Training Room, and several Offices (Office #1, Office #2, Office #3, Office #4, Office #5, Office #6). It also features a central area with Workstations and a Flat Screen TV mounted above a counter. Dimensions are provided for most rooms and areas.

Rooms and Dimensions:

- RECEPTION: 11'-2" x 12'-4"
- OFFICE #1: 11'-2" x 12'-4"
- OFFICE #2: 12'-2" x 12'-2"
- OFFICE #3: 15'-3" x 10'-2"
- OFFICE #4: 9'-6" x 9'-6"
- OFFICE #5: 9'-6" x 9'-6"
- OFFICE #6: 10'-2" x 2'-8"
- KITCHEN/BREAK ROOM: 12'-9" x 8'-4"
- FILE ROOM: 15'-10" x 6'-7"
- TRAINING ROOM: 23'-0" x 11'-6"
- WORKSTATIONS (8) 6' X 6'
- FLAT SCREEN TV MOUNTED ABOVE COUNTER WITH POWER AND CABLE OUTLETS
- LOCKING DOOR HARDWARE
- SINK

VALIDITY