



# 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

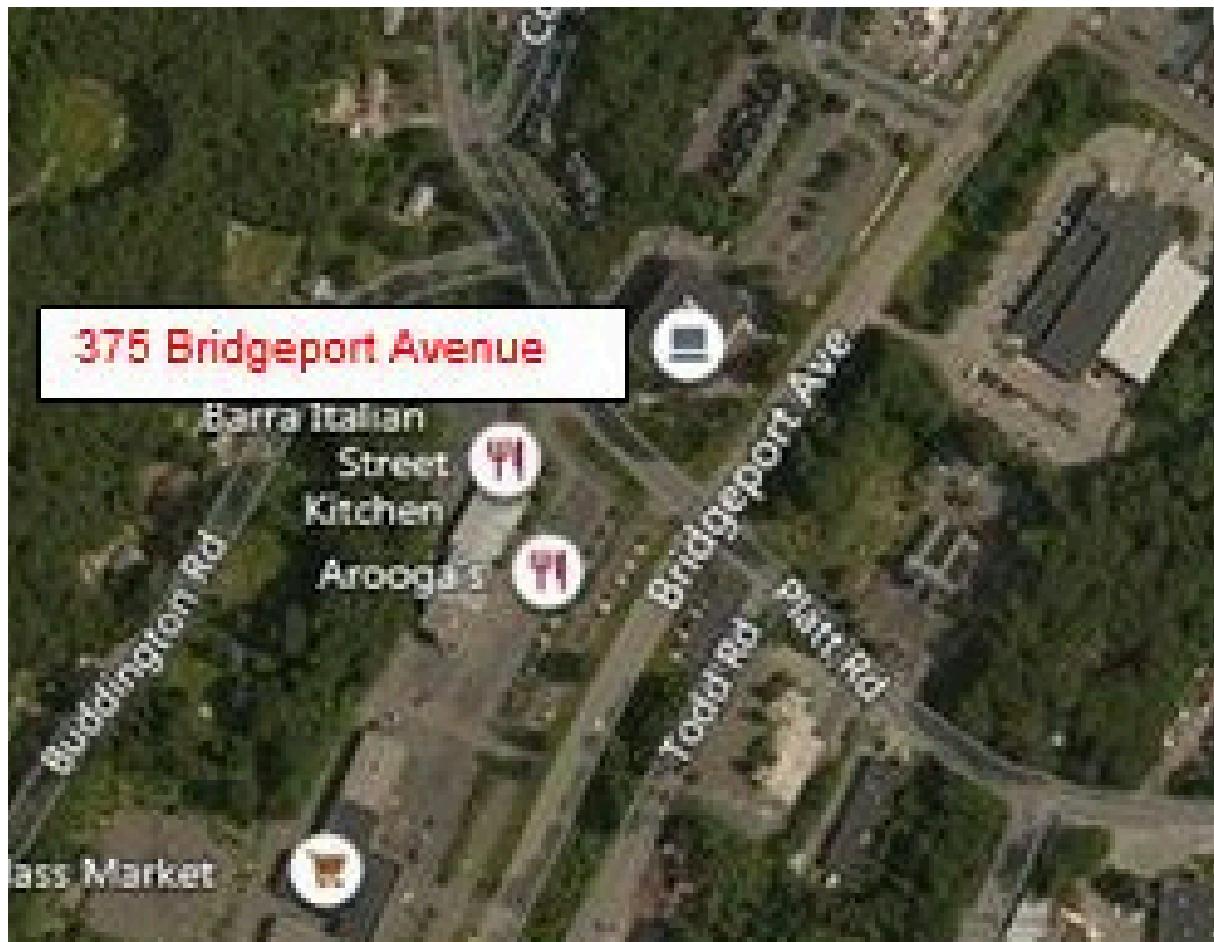
- **Lease: \$21/sf + Electric.**



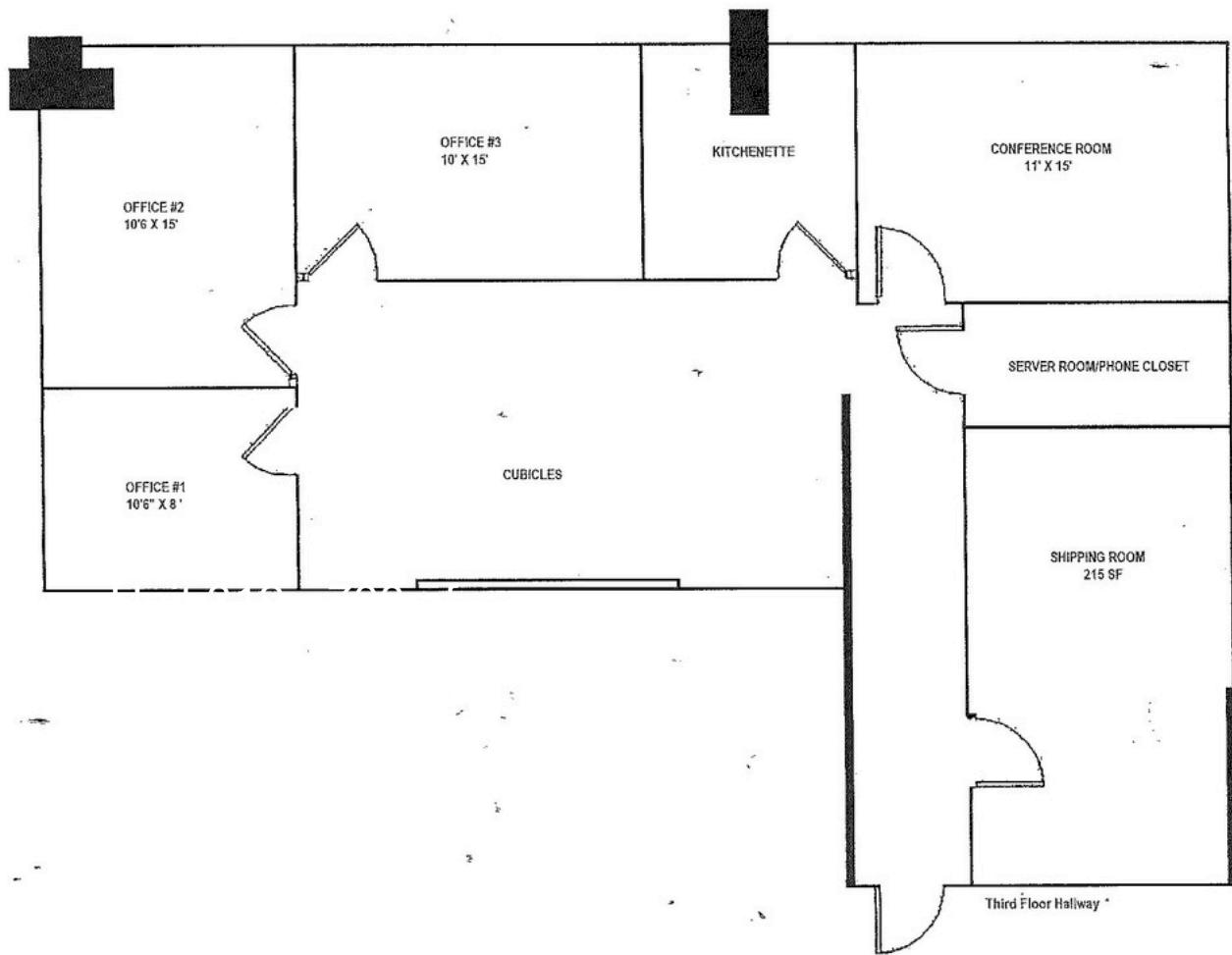
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# Aerial Map



# Unit 304 - 1,900rsf



# Unit 310 - 3,006rsf Sub divisible

