

Exceptional Medical Office Space Available for Rent Near Route 25

35 Corporate Drive
Trumbull, Connecticut 06611



Suites available at \$21 per square foot
Lease terms: Gross + Electric

- ✓ Convenient location for your patients one minute from Route 25 on Monroe Turnpike
- ✓ Surrounded by a significant concentration of medical groups in adjacent buildings
- ✓ Well maintained building and grounds with full time management on-site
- ✓ Family-owned by developers with decades of real estate experience who have built and managed millions of square feet and operate five buildings in Trumbull
- ✓ Nearby amenities include Bright Horizon's daycare, Walgreen's, Edge Fitness Club, restaurants, and an Amazon distribution center

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35 Corporate features well maintained and appointed common areas

Second floor seating area:



Main entrance and lobby:



Trefoil Park Properties (TPP) can leverage decades of experience to customize top-quality dynamic office space at attractive pricing



Top: Staff desks in reception area

Right: Waiting area

Suite built for current tenant by TPP in 2021



Top: 1 of 9 patient rooms

Left: 150 lineal feet of shelving compliments 35 cabinets



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