

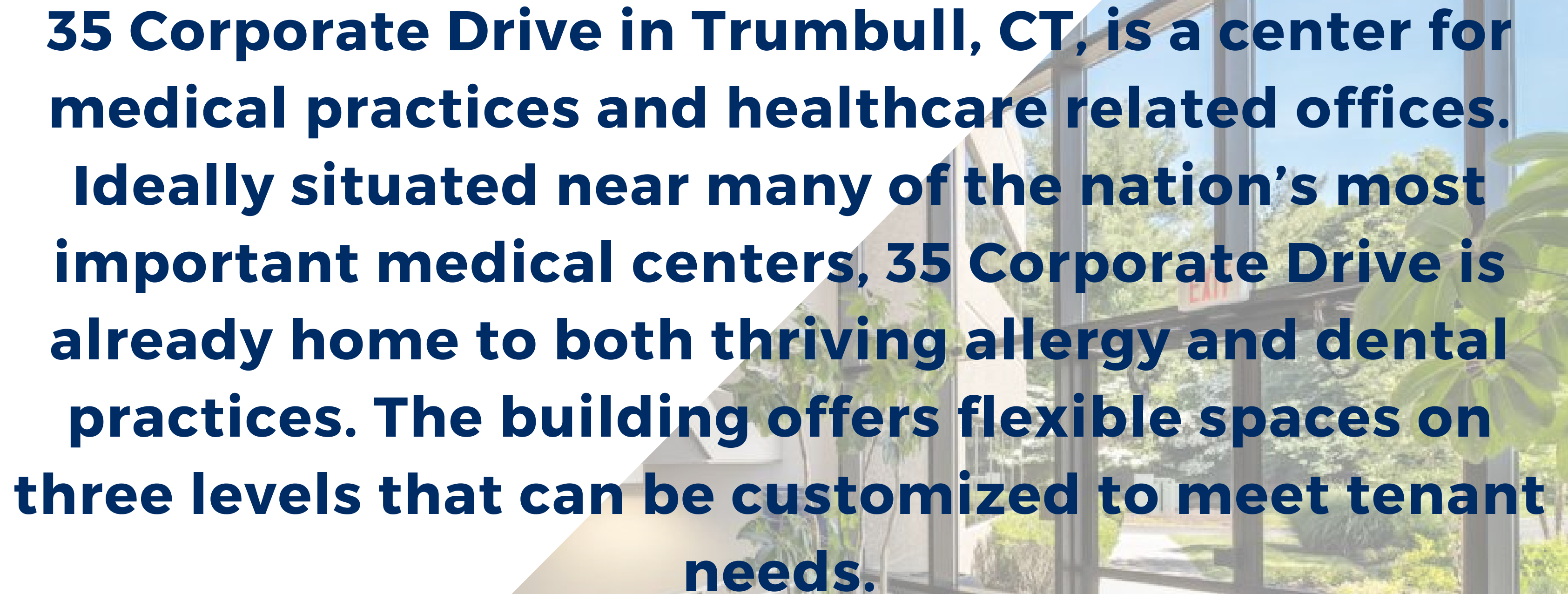
MEDICAL OFFICE BUILDING

35 Corporate Drive
Trumbull, CT 06611



Trefoil
Park
Properties

35 Corporate Drive in Trumbull, CT, is a center for medical practices and healthcare related offices. Ideally situated near many of the nation's most important medical centers, 35 Corporate Drive is already home to both thriving allergy and dental practices. The building offers flexible spaces on three levels that can be customized to meet tenant needs.

The background of the slide is a photograph of a modern office building. The building features large glass windows that reflect the sky and surrounding greenery. In the foreground, a balcony with a metal railing is visible, and a potted plant sits on the floor. The overall scene is bright and professional, with blue geometric shapes overlaid on the top and bottom of the image.

THE BUILDING

- Large windows provide natural light and green views
 - Plentiful parking in well-lit parking lot with 5 spaces per 1,000 square feet
 - Two entrances for medical offices
 - Thriving medical practices in the building
 - Exercise room with male and female shower facilities
 - Well-maintained common spaces
-
- Hub for healthcare and medical practices
 - Located in a highly trafficked healthcare corridor
 - Easily accessible from Route 25/Monroe Turnpike
 - Daycare facility located in a nearby Landlord owned building
 - Busy commercial area including restaurants, pharmacies, gyms, and shops



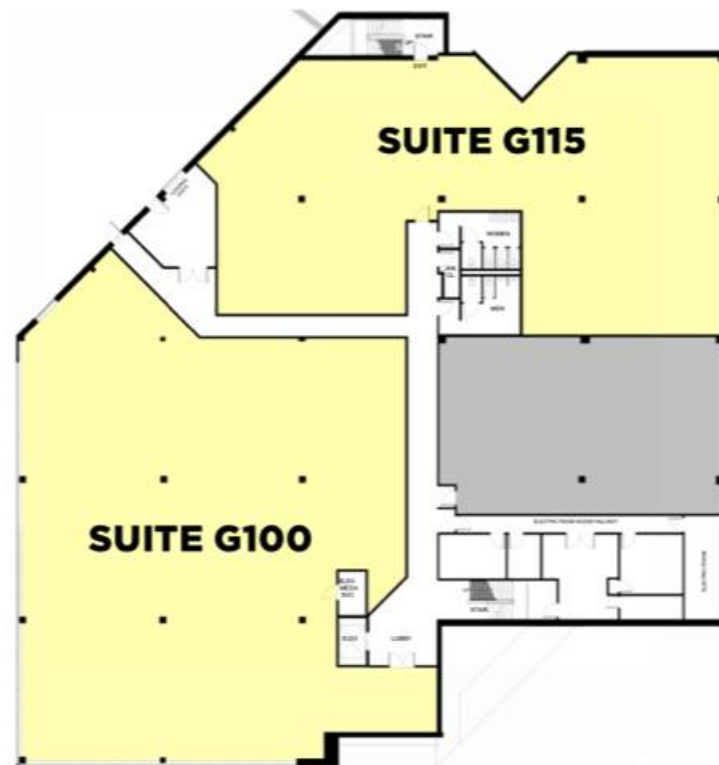
TECHNICAL ATTRIBUTES

- Large spaces provide opportunity to create customized floorplans
 - Team experienced in medical office buildouts
 - Average buildout time is 2 to 4 months, with permitting
 - Competitive buildout pricing
 - Open web joists make Exam room plumbing efficient
 - Advantageous Loss Factor
 - Second, large, 3-stop elevator can be installed
 - Efficient HVAC, with hydronic heat
 - Solar panel credits result in lower electric costs
-
- Full time on-site management
 - Family-owned and operated





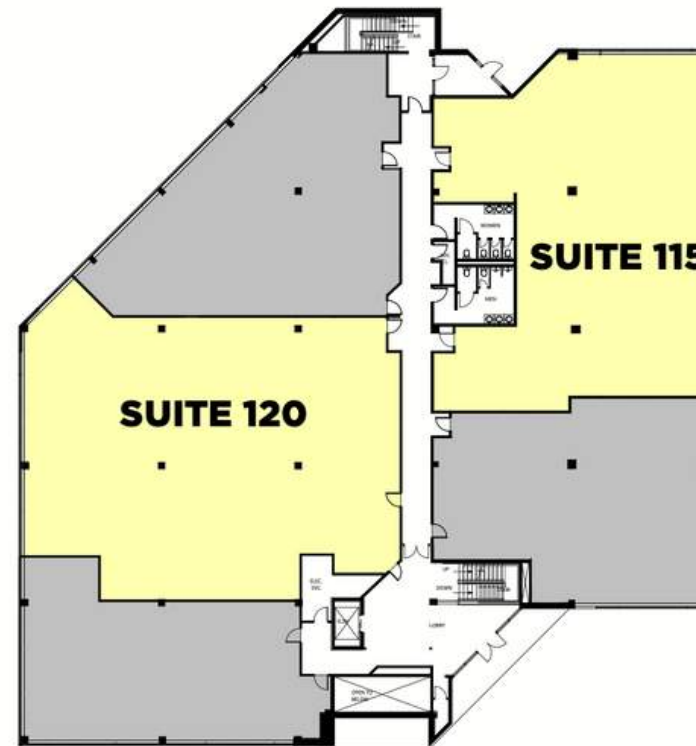
AVAILABLE SPACES



Ground Floor Level

**Two available suites shown.
May be combined or subdivided.**

- Suite G115 -- 6,177 SF
- Suite G100 -- 8,582 SF



First Floor Level

**Two available suites shown.
May be subdivided:**

- Suite 115—First Floor—3,910 SF
- Suite 120—First Floor—5,490 SF



Second Floor Level

**Two available suites shown.
May be combined or subdivided.**

- Suite 210—Second Floor—11,402 SF
- Suite 215—Second Floor—7,279 SF

**Total availability—42,840 SF
Additional availability in adjacent Landlord owned professional buildings**

LEASE TERMS

- \$16/SF/YR NNN
- Negotiable terms
- Available now
- Full buildout capability
- Competitive buildout pricing
- 18,500 SF floorplates with plumbing to accommodate a range of needs
- Total availability—42,840 SF
- Additional availability in adjacent Landlord owned professional buildings



OVERVIEW

35 Corporate Drive is in a prime position for businesses looking for a location in Fairfield County, southern Connecticut. Convenient to metropolitan New York City, the property is within a 150-acre business park that provides abundant parking for employees or clients, dedicated on-site management, and tenant signage in front of the building.

The building features an impressive two-story atrium filled with greenery and natural light, spacious offices, and has a fitness room on-site, with an abundance of plantings and trees. 35 Corporate Drive benefits from direct access to Monroe Turnpike and is easily reachable from a majority of the area's major highways; less than 1-mile to the Route 25 connector and 5.5 miles to the Merritt Parkway (Route 15). New Haven is 30 minutes, and Manhattan is approximately an hour and twenty minutes from 35 Corporate Drive. 35 Corporate Drive is 10 miles from the Bridgeport Amtrak train station.

Nearby are several local amenities that will add to the quality of work and quality of life for employees, including excellent schools, easily accessible golf, tennis, and water sports. A Bright Horizons Daycare Center is within walking distance and is included in the buildings owned and managed by the Landlord. There are a number of other amenities within minutes, on Monroe Turnpike: Edge Fitness Club, The Home Depot, Walgreens, Chip's Restaurant, Prime One Eleven Restaurant, a United States Post Office, and more.

The Town of Trumbull is exceptionally business-friendly, with a lower cost of doing business than surrounding locales. The town offers a high quality of life, boasting the most open space per capita in the state. These factors allow Trumbull to attract a high percentage of college graduates and professional talent specializing in IT, sciences, engineering, management, and executive roles. 35 Corporate Drive allows businesses to take advantage of all that the Town of Trumbull in Fairfield County has to offer.

TREFOIL PARK PROPERTIES

Trefoil Park Properties is a family-owned and operated real estate company committed to providing tenants with high quality office and flex space in the Fairfield County market. Their property in Trumbull, CT encompasses 5 buildings in close proximity to one another. The company's principals have deep experience spanning the development, acquisition, and management of real estate in a range of residential and commercial uses. They have developed more than 3 million square feet throughout New England and metro New York.

William Silverman

Manager Member

wsilverman@trefoilparkproperties.com

Bruce Silverman

Member, Chief Operating officer

brucesilverman@trefoilparkproperties.com

Trefoil Park Properties

35 Corporate Drive

Trumbull, CT 06611

(203) 216-1890

www.trefoilparkproperties.com



CONTACT US

Trefoil Park Properties
35 Corporate Drive
Trumbull, CT 06611
(203) 216-1890
www.trefoilparkproperties.com



William Silverman
Manager Member
wsilverman@trefoilparkproperties.com

Bruce Silverman
Member, Chief Operating Officer
brucesilverman@trefoilparkproperties.com

Robin Silverman
Director of Marketing
rsilverman@trefoilparkproperties.com