

2 Daniels Farm Road, 2nd Floor – Adjacent Suite | Trumbull, CT
06611

Office / Retail

SPACE AVAILABLE



1,600 SF Office Suite for Lease - Trumbull, CT

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Available Now | Perfect for Medical, Wellness, or Professional Office Use

Step into this **bright, professional 1,600 square foot office suite** located in one of Trumbull's most desirable professional complexes. Situated on the **second floor**

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with **ramp access for Wheelchair easy entry**, this well-maintained space offers a **versatile layout** ideal for:

- Medical & dental practices
- Physical therapy, chiropractic, or wellness studios
- Counseling or therapy offices
- Professional administrative teams

Key Features:

- **Flexible floor plan** to adapt to your business needs
- **Abundant natural light** for a welcoming, productive atmosphere
- **Ramp access to the second level** for ease of entry
- **Professional setting** with ample on-site parking
- **High visibility & accessibility** near major routes and local amenities
- **Adjacent suite available** – Lease one or both (up to **6,400 SF total**) for expanded operations willing to divide to 1600.

Prominent Co-Tenants & Anchor Businesses:

- Quest Diagnostics
- CVS
- Starbucks
- Webster Bank

Growth Potential:

A **mixed-use building with 50 apartments** has been approved by the Town of Trumbull, promising a steady increase in **built-in customer traffic** in the future—making this location even more attractive for growing practices and businesses.

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Why Trumbull?

Trumbull is a thriving Fairfield County community with a strong local economy, a highly educated population, and easy access to I-95, the Merritt Parkway, and Route 25. This location ensures **convenience for both clients and staff**.

Lease Terms:

Available immediately. Competitive rates. Flexible options for single or combined suite occupancy.

☐ **Contact [Name / Phone / Email] today** to schedule a private tour and secure your space before it's gone!

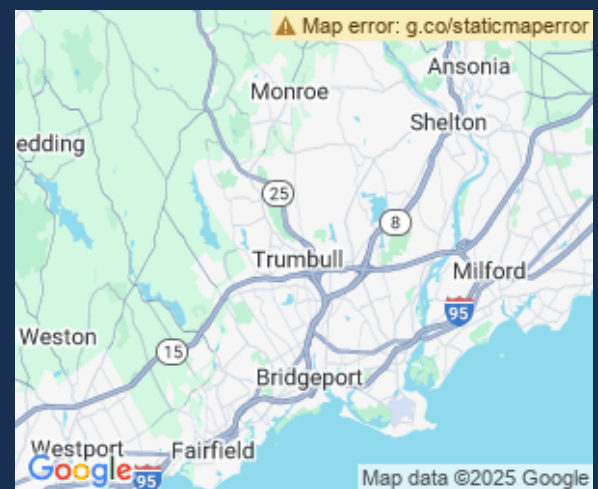
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Gross SF :	1600
Zoning :	Retail/office
Number of Stories :	2
Ceiling Height :	10'
Building Frame :	Masonry
Roof Cover :	Synthetic Slate & Rubber
Year Built :	1987
Year Renovated :	2016
Parking :	Yes

Sprinklers :	No
Heat :	yes
Fuel :	Gas
A/C :	yes
Power :	yes
Water :	Municipal
Sewer :	Municipal



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