

2 Daniels Farm Road, Trumbull, CT

Office / Retail

SPACE AVAILABLE



2 Daniels Farm Road, Trumbull - aka 900 White Plains Road, Building 5

Renovated in 2016 with a new roof, new HVAC, new storefronts and structured overhang. Located in the high-volume shopping plaza known as Trumbull Center. The second floor can be accessed by stairs but also by a corridor from the neighboring plaza at 900 White Plains Road, which does not require stairs. All spaces can be used for Retail or Office. Site is close proximity to RT 25 Exit 9 and RT 8 Exit 7.

Leasing availability includes:

- 1,600 SF on the 1st floor fully fit out pizza restaurant
- 1,600 SF on the 2nd floor, formerly occupied by a karate studio. Mirror still in place
- 1,600 SF on the 2nd floor setup with 4 offices, kitchenette and waiting area
- 1,600 SF on the 2nd floor setup for medical. Space includes 4 exam rooms, 1 bigger

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exam room (can be a conference room), reception and waiting areas

- 1,600 SF on the 2nd floor setup with 4 offices and bullpen area

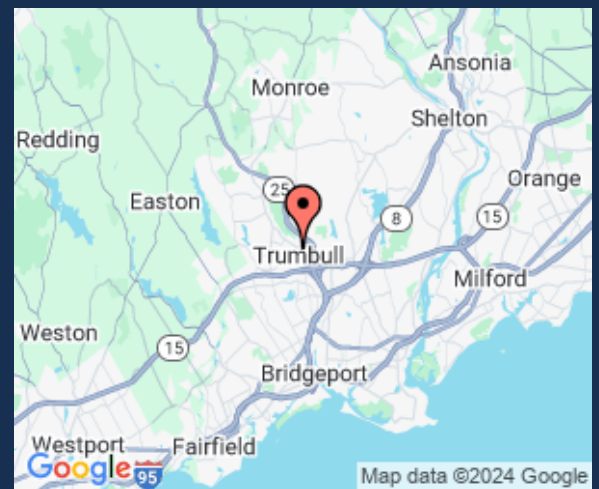
- 3,120 SF on the 2nd floor setup with 6 offices (1 is oversize with private entrance),
kitchenette, storage, open floor plan and lots of natural light

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Lot Size :	8.01 Acre(s)	Sprinklers :	No
Net SF :	24,000	Heat :	Forced Air
Zoning :	Commercial	Fuel :	Gas
Number of Stories :	2	A/C :	Central
Ceiling Height :	10'	Power :	100 AMP per Unit
Building Frame :	Fireproof Steel	Water :	Municipal
Exterior Walls :	Brick	Sewer :	Municipal
Roof Structure :	Low Slope Flat		
Roof Cover :	Synthetic Slate & Rubber		
Year Built :	1987		
Year Renovated :	2016		
Parking :	Private Lot		
Property Taxes :	Inquire		



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