

Office / Retail

SPACE AVAILABLE



925 - 935 White Plains Road, Trumbull, CT

Retail Space Availability:

- 1,000 SF Retail Space: Fully fit out nail salon, including pedicure/manicure stations, a private room, break room. Move-in ready!
- 1,000 SF Retail Space: Former mailbox store, fully fit out, perfect for postal or parcel service business.
- 2,000 SF Retail Space: Large, bright space; previously used as a hair salon.
- Fit-out includes water hookups for shampoo sinks, kitchenette/break room; ideal for beauty and personal care services.
- 2,200 SF fully fit out bank with drive up teller window, highly visible with road 323 NORTH AVENUE. BRIDGEPORT, CT 06606 | TEL (203) 333 0206 | FAX (203) 579 4513 | WWW.DINARDOENT.COM



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frontage.

Office Suite Availability:

440 SF Office Suite: Two suites available, includes heat and electric; convenient location, perfect for professional office space.

880 SF Office Suite: One suite is available, includes heat and electric; catering to businesses in need of a moderate-sized office.

1,100 SF Office Suite: Excellent fit for professional/medical services seeking a comprehensive workspace; heat and electric included.Includes a private bathroom & kitchenette. 6,021 SF Built-Out Office Space: Located in the basement, this larger office space is suitable for operations that do not require retail exposure but need substantial room for their business activities.

Location Benefits:

High-volume, walkable shopping center known as Trumbull Center. Building is adjacent to fully renovated Hartford Healthcare

Urgent care, with high potential for customer cross-over. There is easy access to major roadways, including RT 25 exit 9, RT 8 exit 7, Merritt Parkway, and I-95, which provides convenience for both customers and employees.

Additional Features:

Ample parking The second-level office suites are conveniently accessible from a ground-level entrance from back parking lot, offering ease of access for staff and visitors.

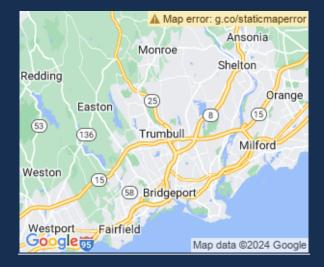
This property presents a versatile mix of ready-to-use spaces for various business types, with amenities and utilities designed to attract a wide range of tenants.



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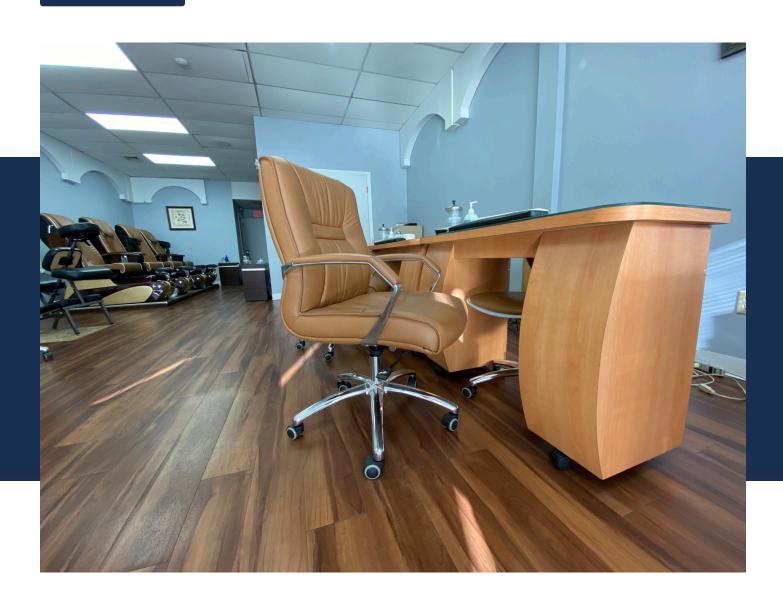
| Lot Size: | 4.88 Acre(s) |
|---------------------|-----------------|
| Net SF: | 24,540 |
| Zoning: | Commercial |
| Number of Stories : | 2 |
| Ceiling Height: | 11' |
| Building Frame: | Fireproof Steel |
| Exterior Walls : | Brick |
| Roof Structure : | Low Slope Flat |
| Roof Cover : | Rubber |
| Year Built : | 1961 |
| Year Renovated : | 2017 |
| Parking: | Private Lot |

| Sprinklers: | No |
|-------------|------------|
| Heat : | Forced Air |
| Fuel : | Gas |
| A/C : | Central |
| Water : | Municipal |
| Sewer : | Municipal |



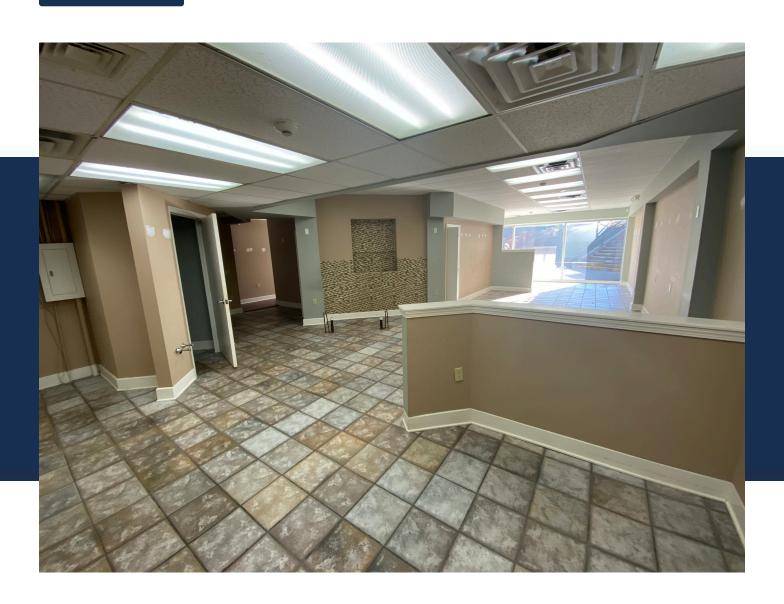


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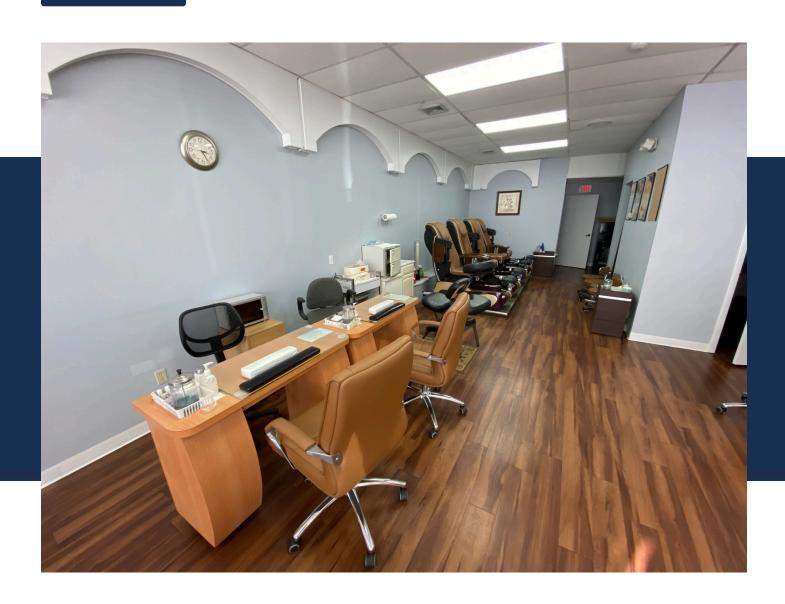


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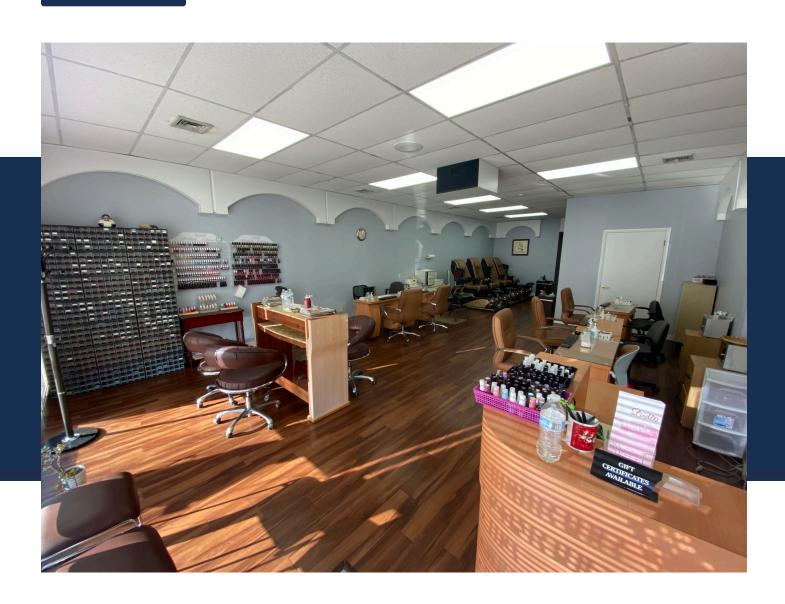


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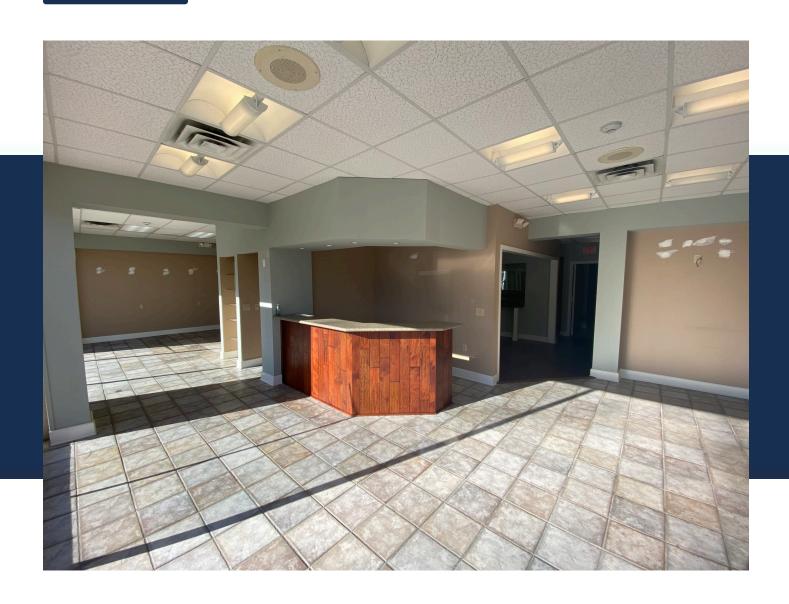


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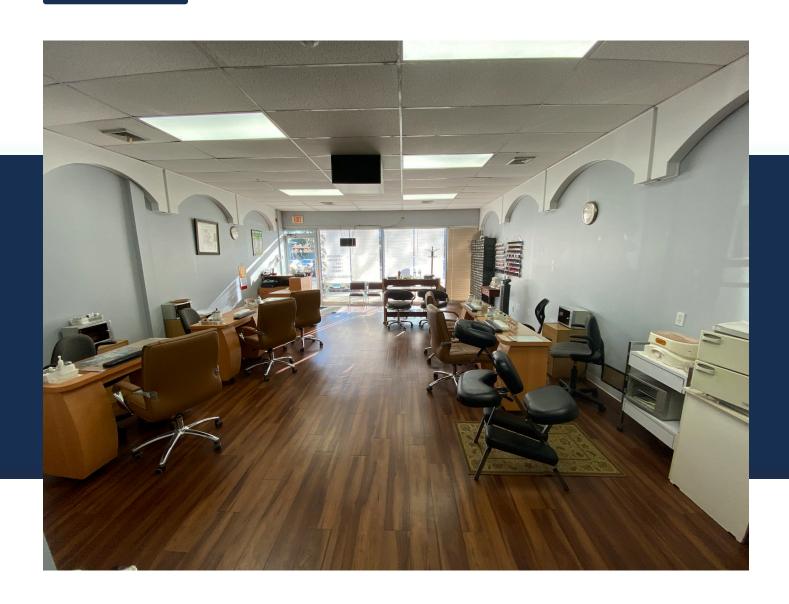


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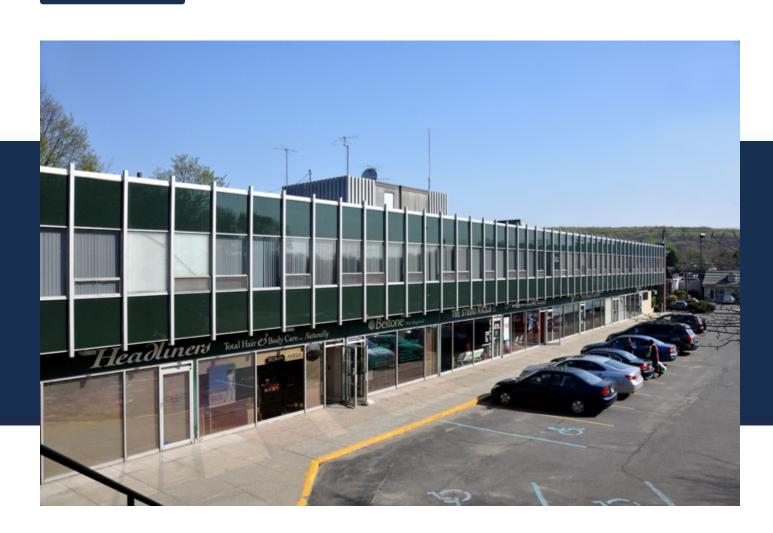


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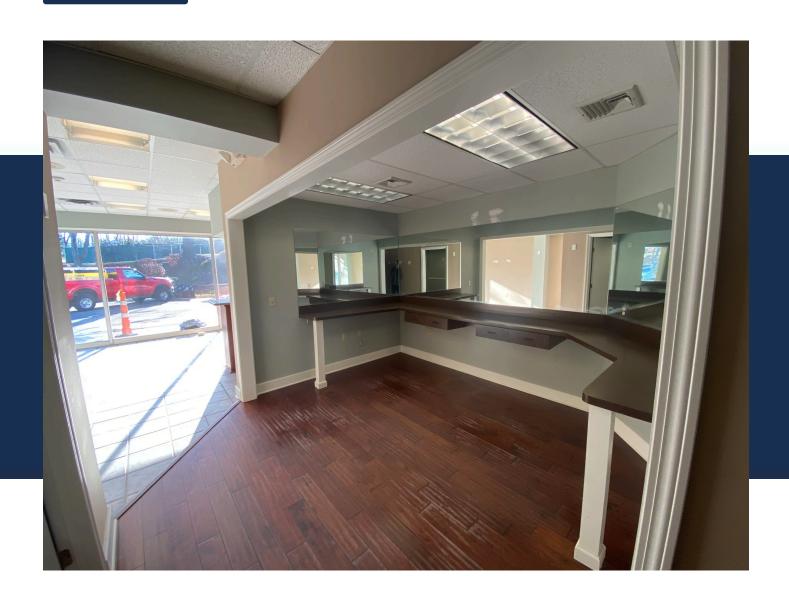


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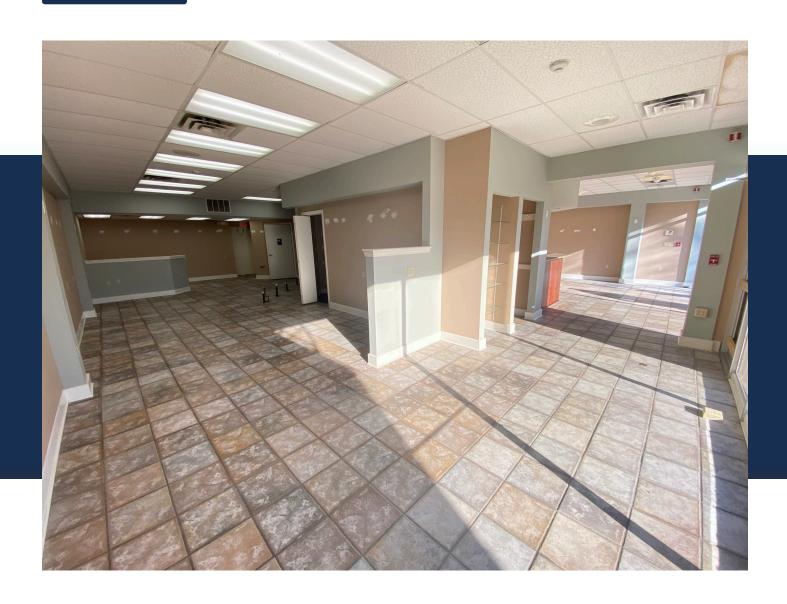


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