

Office / Retail

SPACE AVAILABLE



#### 925 - 935 White Plains Road, Trumbull, CT

#### **Retail Space Availability:**

- 2,000 SF Retail: Fully fit out as professional optometry & ophthalmology office. High visibility, adjacent to anchor Hartford Healthcare Urgent Care
- 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.



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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 frontage.

#### Office Suite Availability:

560 SF Office Suite, includes heat and electric, kitchenette with sink, reception area.

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.

#### **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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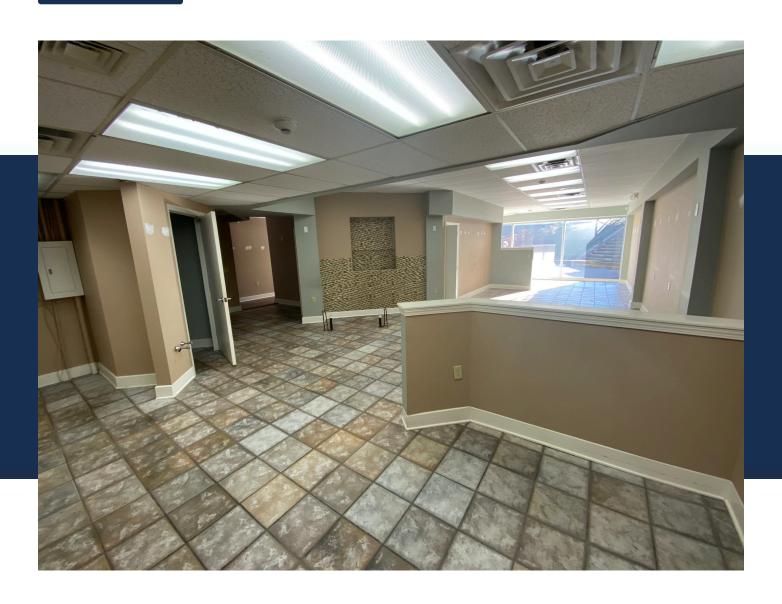


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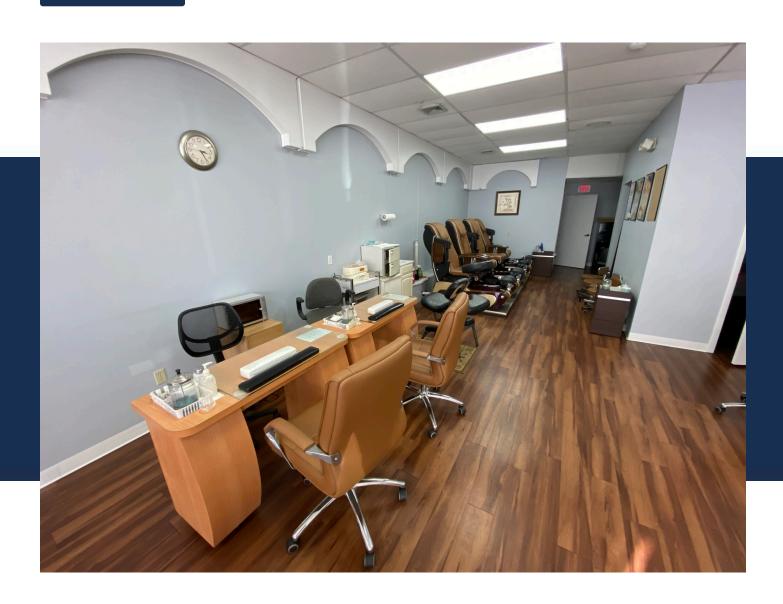


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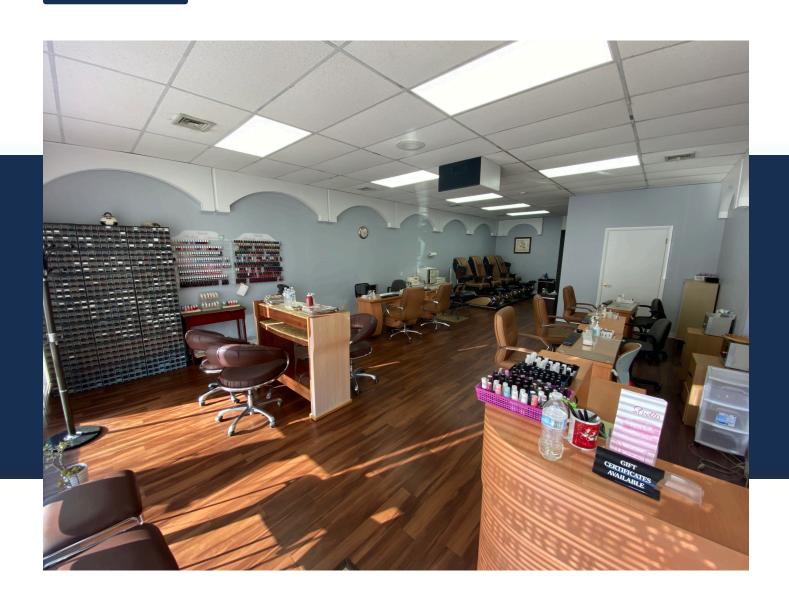


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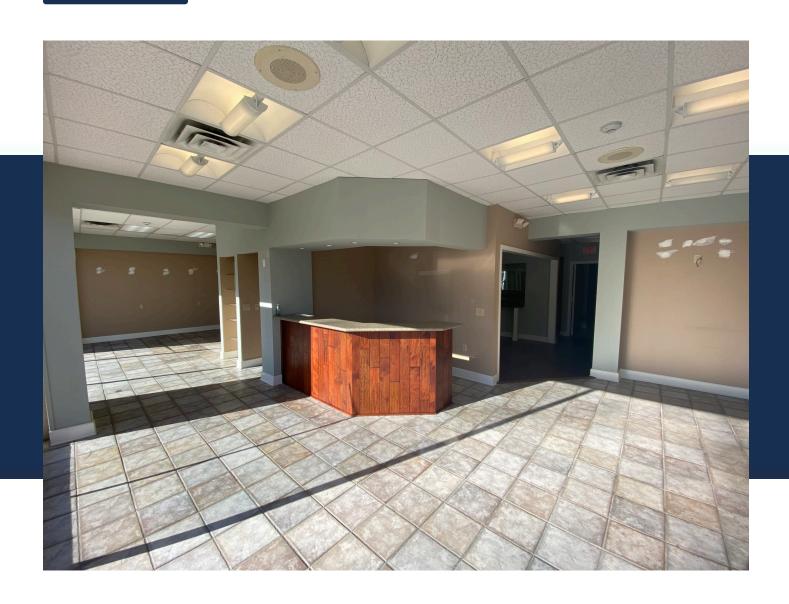


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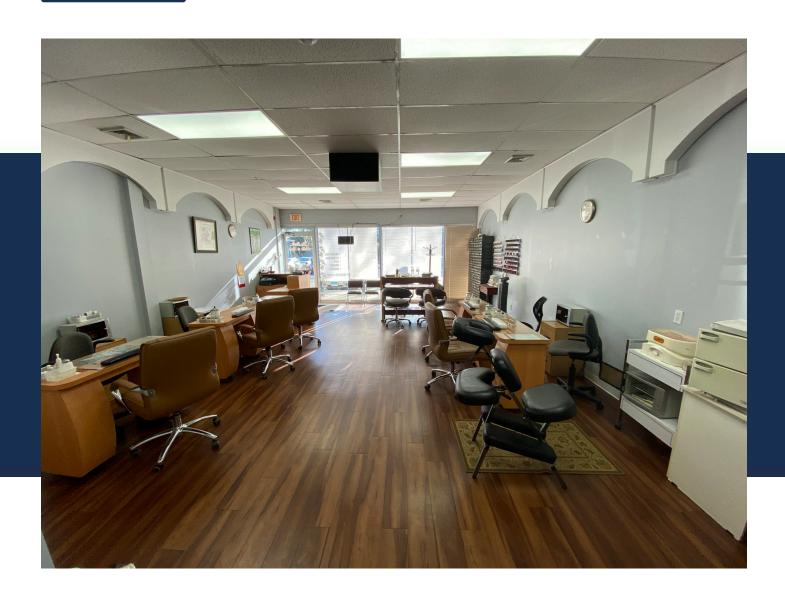


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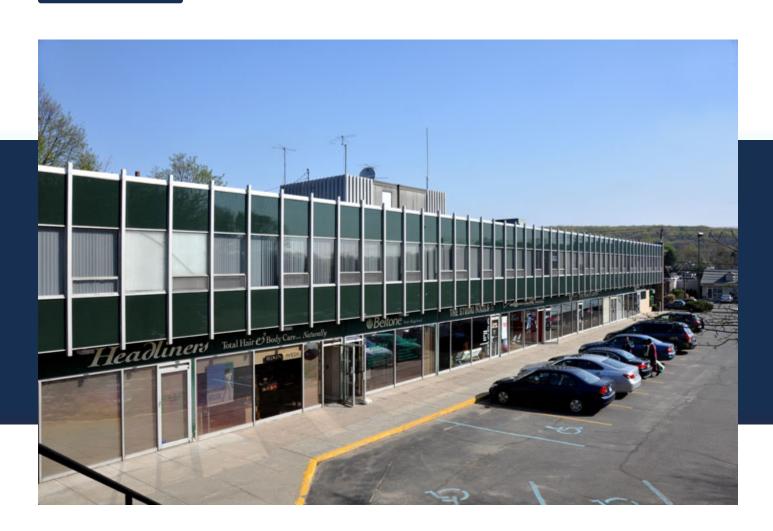


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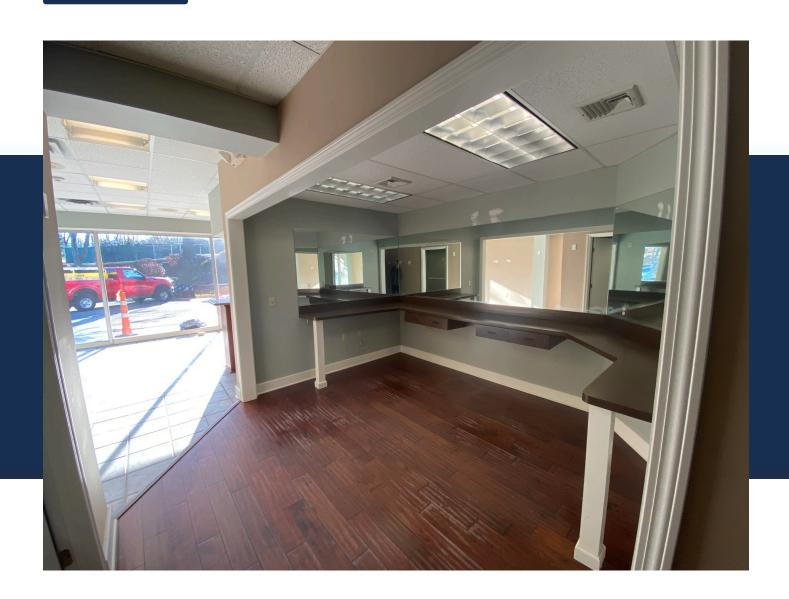


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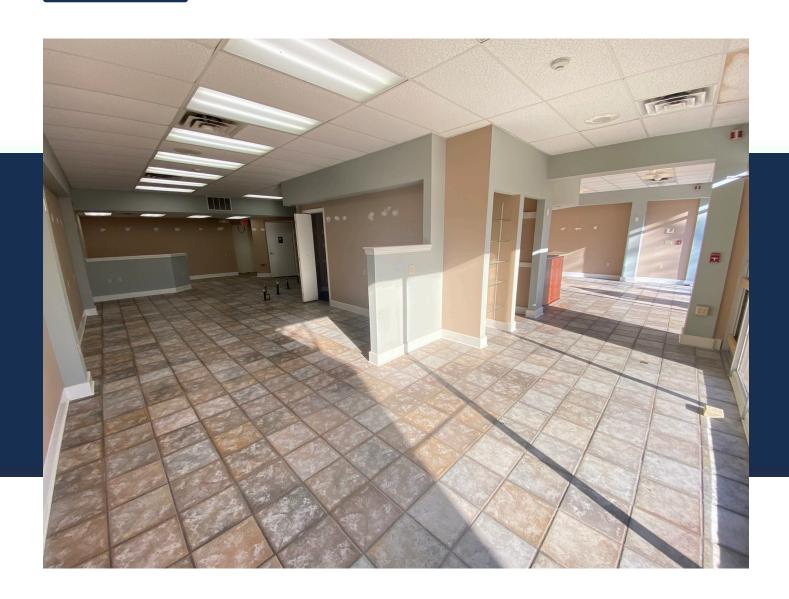


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