

CORPORATE DRIVE 55 TRUMBULL, CT

27,579 SF | PROFESSIONAL SPACE

Located in Trumbull, 55 Corporate Drive provides a unique opportunity for professional occupiers to join the buildings tenant roster with competitively priced block of space and smaller suite opportunities. With nearly 47,000 RSF spanning three floors with access through the main lobby, all three floors can be taken as a whole, separated, or divided as needed. The premier location on Corporate Drive offers direct access to Monroe Turnpike, less than 1-mile to the Route 25 connector, 5.5 miles to Merritt Parkway, and 14 minutes to Amtrak via Bridgeport.



**Class A
building**



**Abundant
parking**



**Park/campus
setting**



**Easy access from Rt 25
& Monroe Turnpike**



**Close to area
amenities**



**On-site property
management**



Owned by



Trefoil
Park
Properties

Leased by



BUILDING FACT SHEET

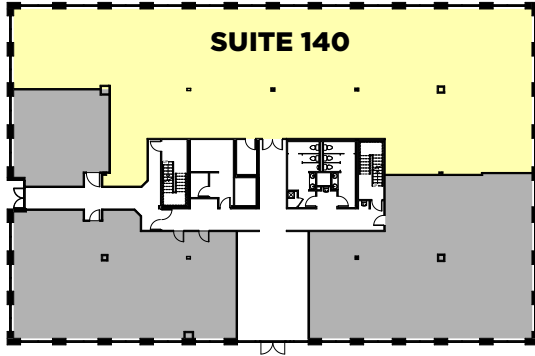
GROSS RENTABLE AREA	47,264
AVAILABLE	29,559
BUILDING HEIGHT	3 STORIES
PROPERTY	3.90 ACRES
FOOR HEIGHT (SLAB TO SLAB)	13'
BUILT	1990
FLOOR PLATE AREAS	1ST 15,000
	2ND 15,000
	3RD 15,000
ZONING	IL2
ELEVATORS	ONE PASSENGER ELEVATOR
BUILDING ACCESS	24 HOURS/7 DAYS
PARKING	4.1/1,000
HVAC	ROOF TOP UNITS
LIFE SAFETY	WET SPRINKLERED BUILDING
WATER/SEWER	CITY
HEATING	GAS
BUILDING MANAGEMENT	ON-SITE



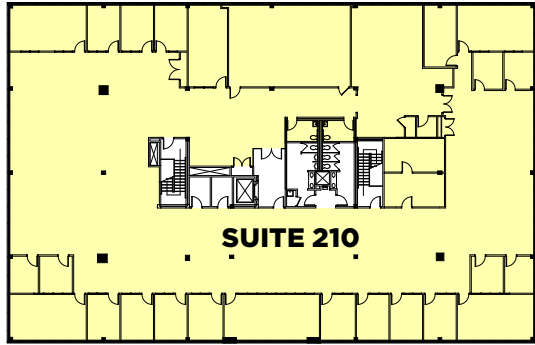




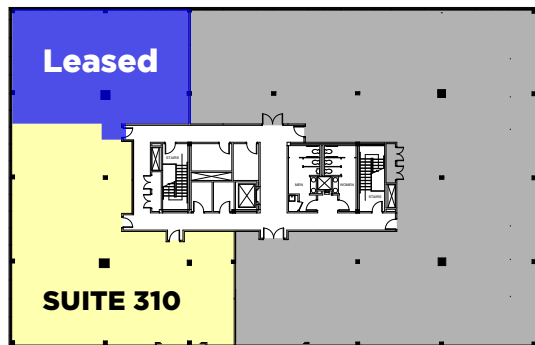
AVAILABILITIES



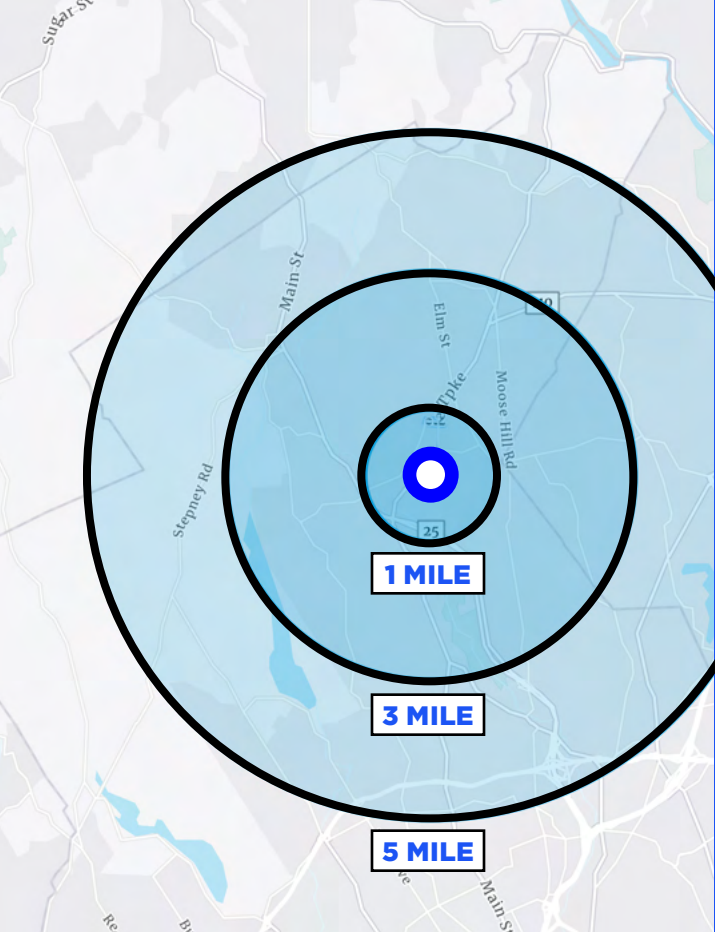
FLOOR 1
SUITE 140 - 7,010 SF



FLOOR 2
SUITE 210 - 16,425 SF



FLOOR 3
SUITE 310 - 4,144 SF

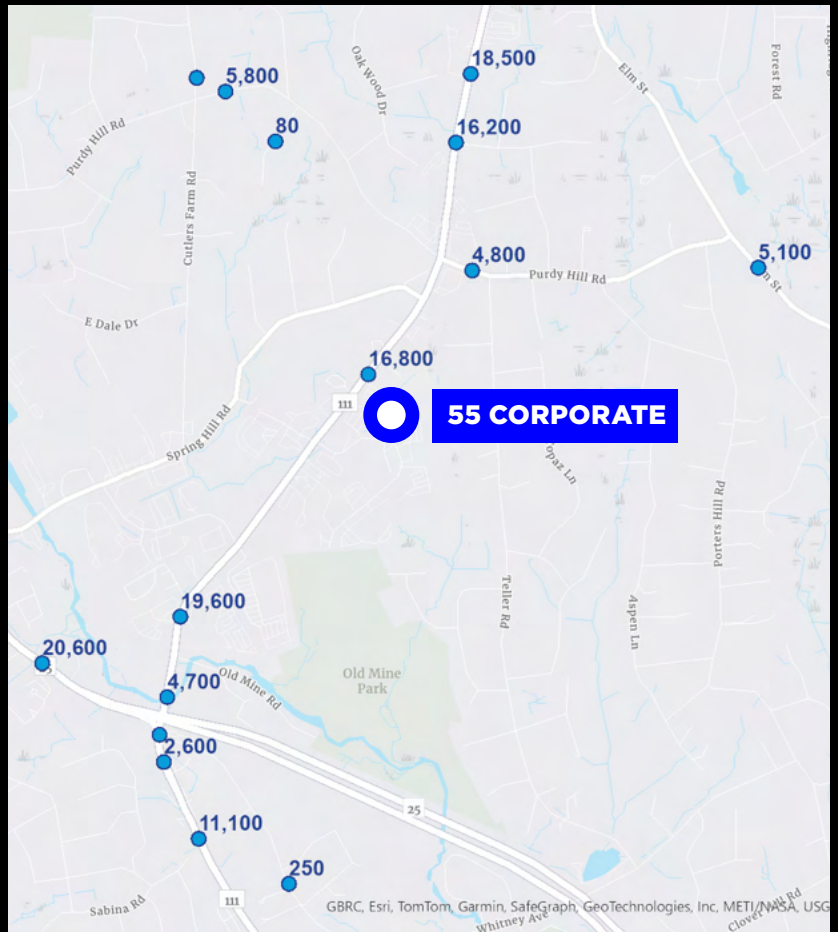


DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
Population			
2023 Estimated Population	3,049	28,872	74,974
Income			
2023 Avg. Household Income	\$208,301	\$191,216	\$185,869
Occupation			
Architecture/Eng.	56	485	1,586
Arts/Ent./Media	37	390	1,090
Business/Financial	178	1,696	4,015
Community/Service	19	398	875
Computer/Math	112	824	2,182
Education/Training	120	1,248	3,246
Healthcare	119	1,184	3,559
Legal	12	240	904
Life/Physical	14	160	304
Management	281	2,463	6,189
Sales	120	1,406	3,547
Office/Admin	155	1,366	3,397

TRAFFIC COUNTS

Street	Count	Year
Monroe Tpke	16,800	2012
Purdy Hill Rd	4,800	2010
Monroe Turnpike	19,600	2020
Monroe Turnpike	16,200	2020
Blueberry Hill Road	80	2020
Monroe Tpke	4,700	2018
Main St	4,300	2018
Monroe Tpke	18,500	2005
Purdy Hill Road	5,800	2020
Main St	2,600	2018
Elm St	5,100	2018
Cutlers Farm Rd	3,800	2010
Main Street	20,600	2020
Main Street	11,100	2020
Broadway Road	250	2020



CORPORATE DRIVE 55 TRUMBULL, CT

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