



Professional Office Spaces For Lease
12 Cambridge Drive, Trumbull
2,800 - 11,000+/- rsf
\$12/rsf + Electric



PRIME OFFICE SUITE IN PROFESSIONAL BUSINESS HUB

- Proximate to Trumbull Center in professional office building.
- 2-story handicap accessible, elevatored building with ample parking
- Good access to the Merritt Pkwy, I-95, Routes 25 & 8.
- Adjacent to numerous other professional businesses, restaurants, and childcare.

1st Floor:

- 2,815sf
- 4,637 sf
- 2,500 sf

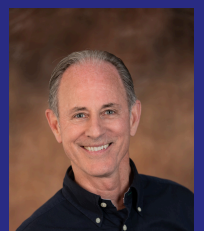
2nd Floor:

- 2,800sf with a loading dock
- 8,200 sf with private lavatory

- **Lease: \$12/rsf Gross+ Electric (Est: \$3/rsf)**



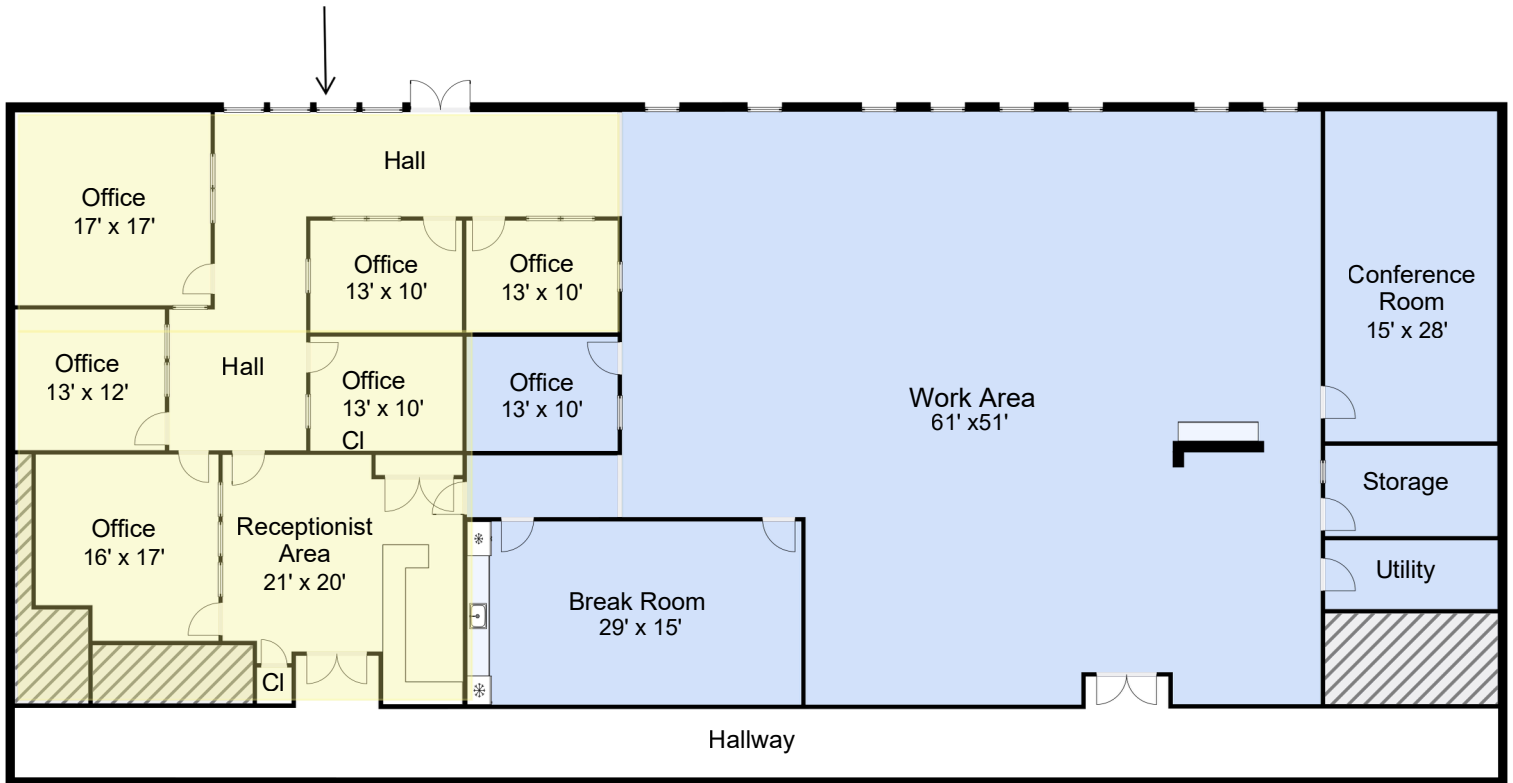
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1st Floor 2,815 rsf

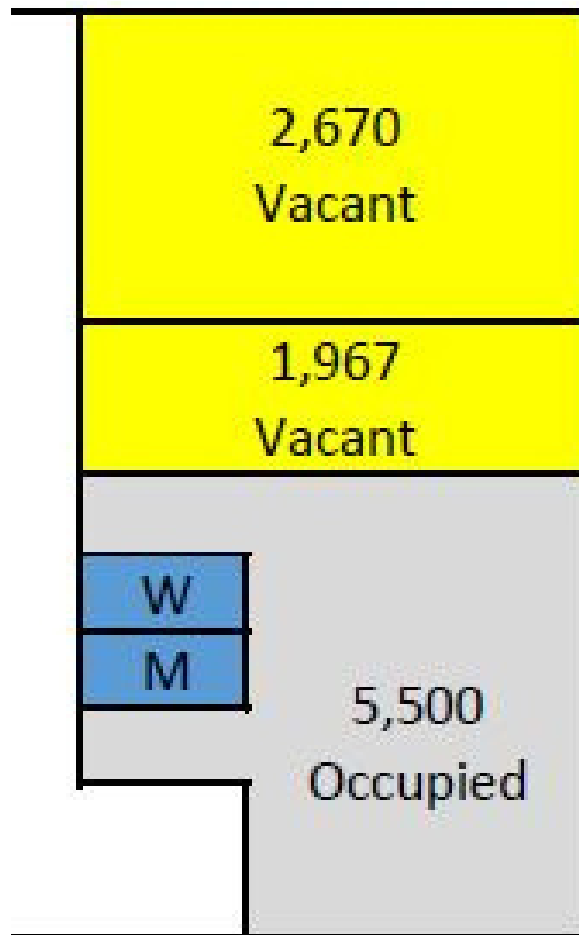
12 Cambridge Drive

Available Space



1st Floor- 4,437 rsf (combined)

Floor 1

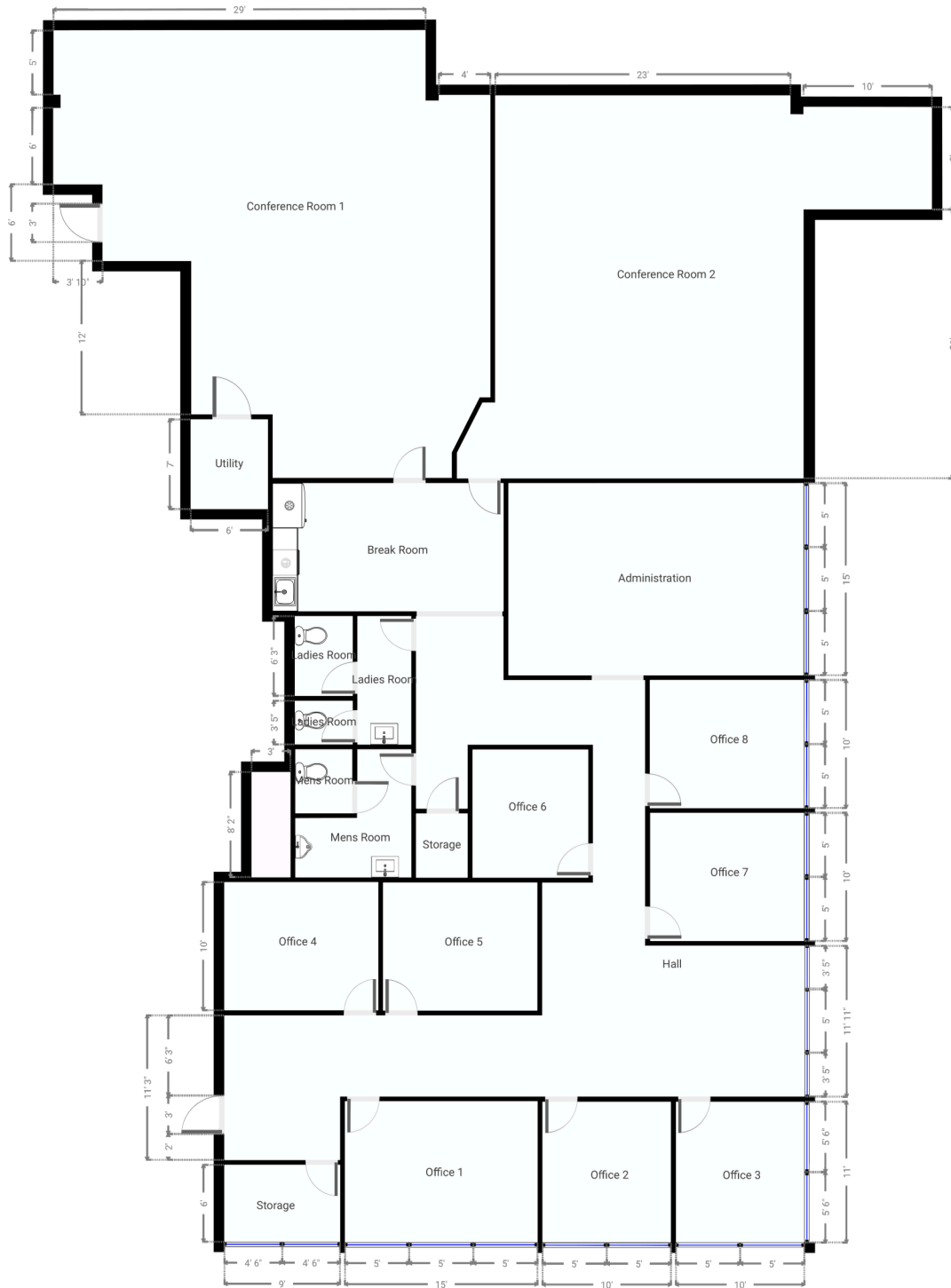


2nd Floor 2,800rsf -Right Rear space

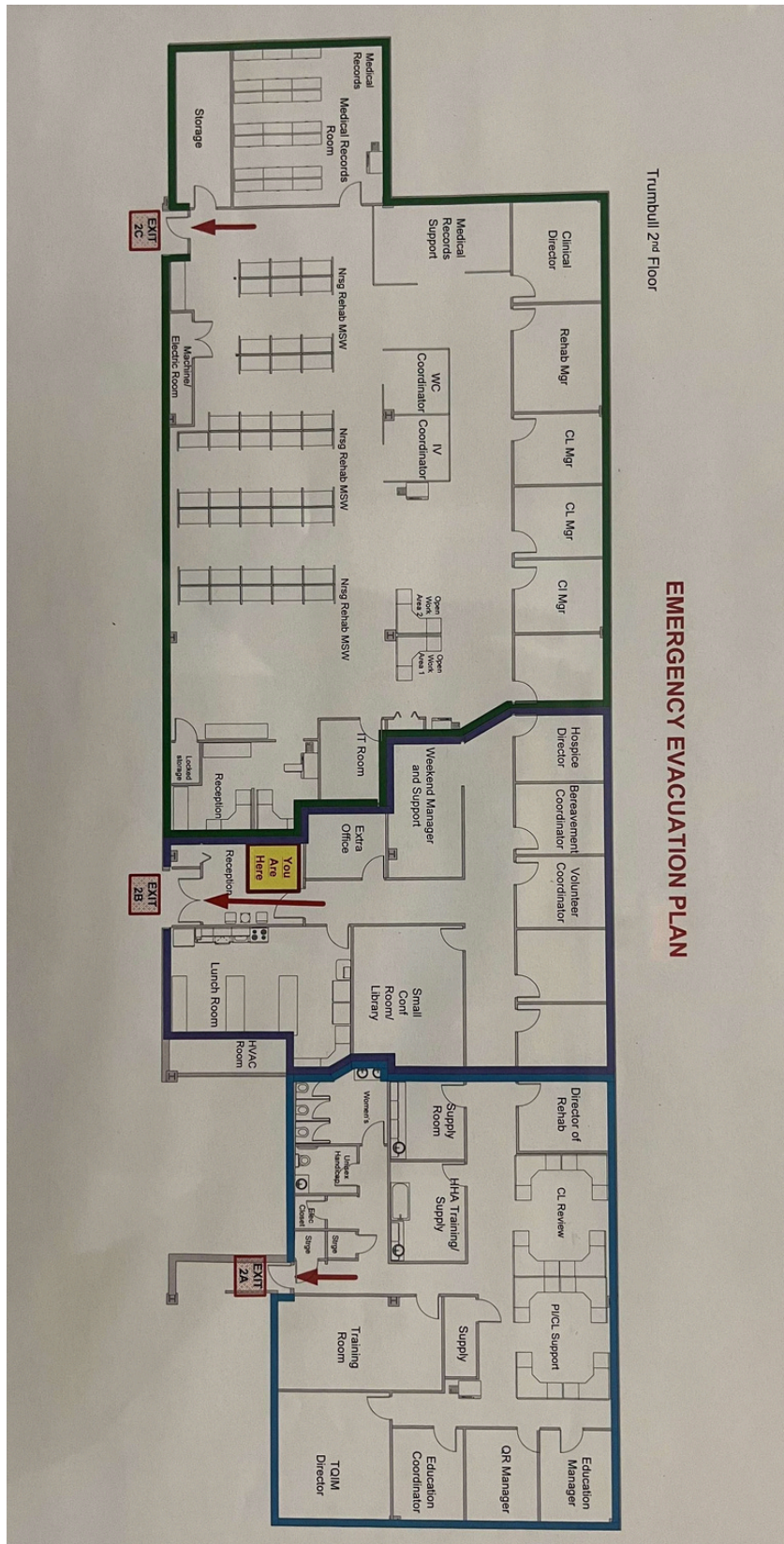


2nd Floor- 8,200 rsf -Right Front Space

▼ Ground Floor



2nd Floor- 11,000sf - Combined



Front of building

Former Hartford Healthcare layout
Entire right side of 2nd floor