O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR LEASE

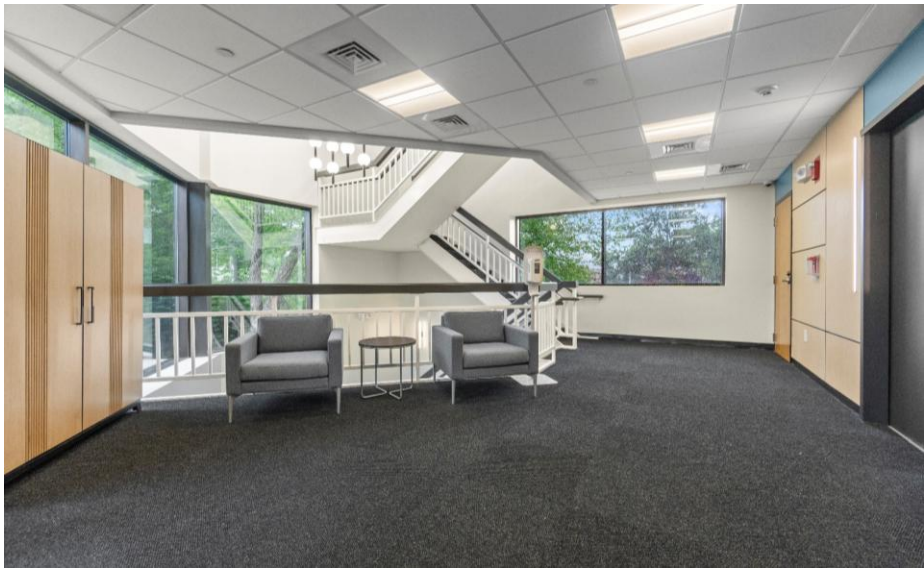
15 Corporate Dr, Trumbull, CT 06611

53,439 ± SF "CLASS A" MEDICAL OFFICE BUILDING ON 4.97 ACRES IN THE IL-2 ZONE

LEASE RATE $16.50/SF NNN

HIGHLIGHTS

- Beautifully Renovated Common Areas
- Flexible Floor Plan Options
- Parking 5/1000
- Generous Tenant Improvement Package
- Existing Providers Include: **Hartford Healthcare Primary Care; Yale Pulmonary; Trumbull Radiology & Women's Imaging; Connecticut Ear, Nose & Throat**
- Easily Accessible from Route 25
- Highly Trafficked Healthcare Corridor
- 17,382± Average Daily Traffic (ADT)



CONTACT

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2 Summit Place, Branford, CT 06405 | ☏ (203) 488-1555 | 🖷 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☏ (860) 721-0033 | 🖷 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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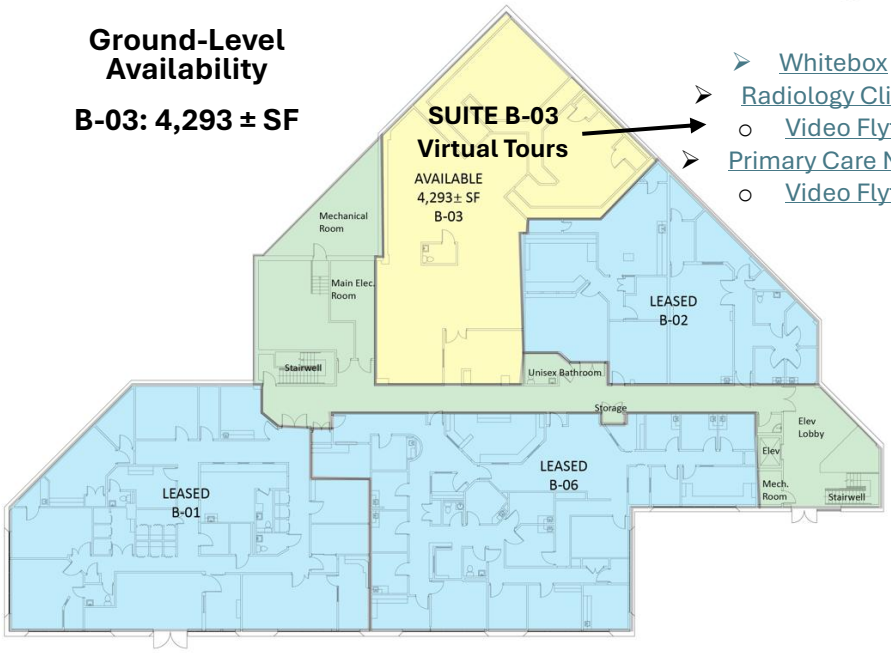
MEDICAL SUITES RANGING FROM 404± SF – 10,093± SF

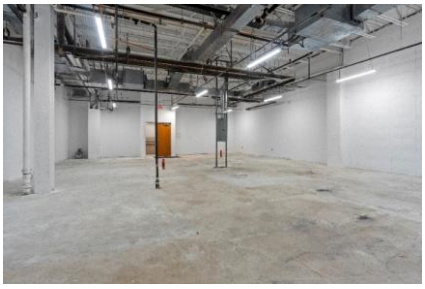
Ground-Level Availability

B-03: 4,293 ± SF



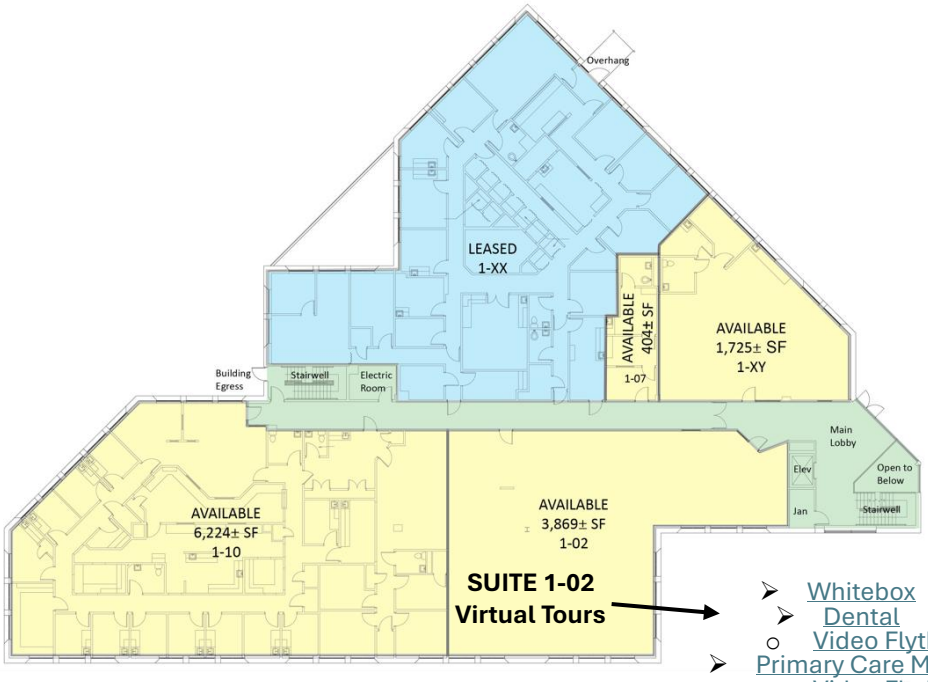
- Whitebox
- Radiology Clinic
  - Video Flythrough
- Primary Care MOB
  - Video Flythrough

Suite B-03: 4,293 RSF



First Floor Availability

404 ± SF – 10,093 ± SF



- Whitebox
- Dental
  - Video Flythrough
- Primary Care MOB
  - Video Flythrough

Suite 1-XY: 1,725 RSF

Suite 1-02: 3,869 RSF

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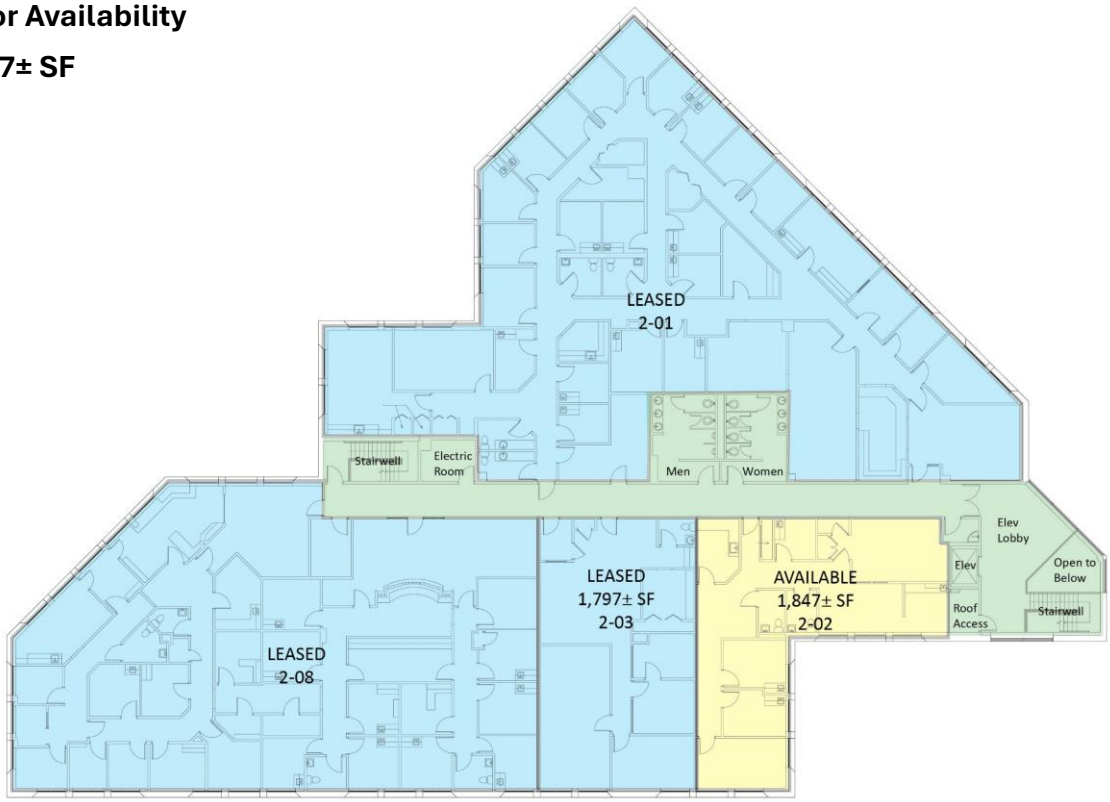
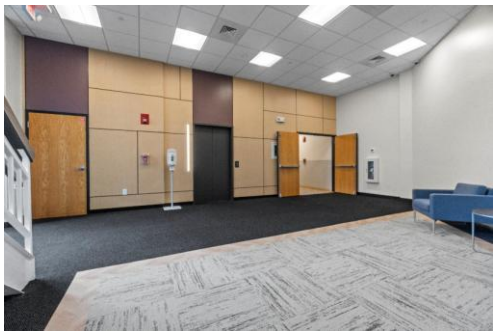
Second Floor Availability

1,847± SF



Upgraded Common Areas:



Visitor Parking:

Employee Parking:

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MEDICAL SUITES RANGING FROM 404± SF – 10,093± SF

BUILDING INFORMATION
GROSS BLDG AREA: 53,439 ± SF
AVAILABLE AREA: 20,159 ± SF Multiple Suites
WILL SUBDIVIDE TO: 404 ± SF
MAX CONTIGUOUS SF: 10,093 ± SF
 # OF FLOORS: 3
FLOOR PLATE: 17,813 ± SF
CONSTRUCTION: Masonry
ROOF TYPE: T&G
YEAR BUILT: 1985

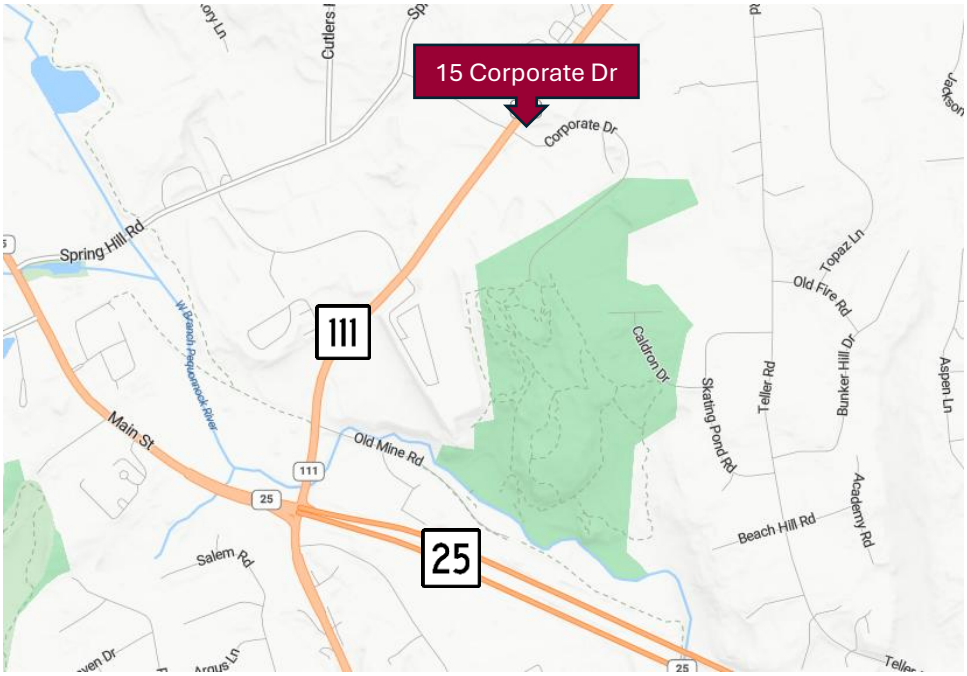
MECHANICAL EQUIPMENT
AIR CONDITIONING/HEAT: Central Air
SPRINKLERED: Yes, Wet
ELECTRIC/POWER: TBD
ELEVATORS/LIGHTING: 2 Passenger Elevators

SITE INFORMATION
SITE AREA: 4.97 Acres
ZONING: IL-2
PARKING: 5/1,000
SIGNAGE: Lobby, Suite
VISIBILITY: Excellent
FRONTAGE: 532.58'
HWY ACCESS: Route 25
TRAFFIC COUNT: 14,657 ± ADT

UTILITIES
SEWER: Public Connected
WATER: Public Connected
GAS: Public Connected

TAXES
ASSESSMENT: $5,797,330 (2025)
MILL RATE: 35.69
TAXES: $206,906.72 (2025)

EXPENSES
RE TAXES: ☑ Tenant ☐ Landlord
UTILITIES: ☑ Tenant ☐ Landlord
INSURANCE: ☑ Tenant ☐ Landlord
MAINTENANCE: ☑ Tenant ☐ Landlord
JANITORIAL: ☑ Tenant ☐ Landlord



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