

# HAWLEY LANE PROFESSIONAL CENTER

SUITE 204  
160 HAWLEY LANE  
TRUMBULL, CT 06611



## Prime 1,798 SF Professional Condominium in Trumbull, CT, for Sale at \$285,000 or for Lease at \$15/SF NNN

**Angel Commercial, LLC**, acting as the exclusive commercial real estate broker, is pleased to offer a **1,798 SF commercial condominium** in the **Hawley Lane Professional Center** for sale at **\$285,000**. The suite may also be leased at \$15/SF NNN. Located in **Suite 204 at 160 Hawley Lane**, this prime commercial condo sits right on the **Trumbull/Stratford/Bridgeport border**.

### KEY PROPERTY FEATURES

#### Highly Functional Layout:

- Bright, window-lined corner suite with perimeter offices
- Reception area plus 13 offices
- Three means of egress

#### Excellent Accessibility & Parking:

- Fully accessible building on beautifully landscaped grounds
- Generous parking with **140 shared spaces (6/1,000 SF)**
- Recently renovated common areas, **central A/C**, elevator access, professionally managed
- Comprehensive security, FedEx drop box, and **ADA-compliant restrooms on each floor**

#### Prime Commuter Location:

- **Signalized intersection under a mile from the Merritt Parkway (Exits 33 & 34)**
- Directly off **Route 8 (Exit 5)** with immediate access to **Route 25**

#### Area Amenities:

- Steps from Target, Kohl's, Best Buy, Big Y, and the Marriott Trumbull Hotel
- Minutes from North Town Center Shopping Plaza, and Hawley Lane Mall

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental rate, or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

### CONTACT

Eva Kornreich, Senior Vice President  
ekornreich@angelcommercial.com  
203.335.6600 Ext. 23

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## FINANCIAL DETAILS

|                           |                      |
|---------------------------|----------------------|
| <b>Sale Price:</b>        | \$285,000            |
| <b>Common Charges:</b>    | \$1,278/Month (2026) |
| <b>Real Estate Taxes:</b> | \$12,161.88 (2026)   |
| <b>Lease Rate:</b>        | \$15/SF NNN          |

## THE SITE

|                             |                |
|-----------------------------|----------------|
| <b>SF Available:</b>        | 1,798 SF       |
| <b>Floor:</b>               | Second         |
| <b>Total RSF:</b>           | 23,282 SF      |
| <b># of Condos:</b>         | 15             |
| <b>Gross Building Size:</b> | 35,867 SF      |
| <b>Building Type:</b>       | Medical/Office |
| <b>Land:</b>                | 2.09 Acres     |
| <b>Zoning:</b>              | B-C Zone       |
| <b>Year Built:</b>          | 1980           |
| <b>Construction:</b>        | Brick Masonry  |
| <b>Stories:</b>             | Two            |
| <b>Floor:</b>               | Second         |

## FEATURES

|                            |                                                                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Traffic Count:</b>      | 16,145 Average Daily Volume                                                                                                                          |
| <b>Parking:</b>            | 140 Shared Spaces (6/1,000 SF)                                                                                                                       |
| <b>Building Amenities:</b> | Elevator, Handicap Accessible, Men's & Women's Common ADA-Compliant Restrooms on Each Level, FedEx Drop Box, Security System, Professionally Managed |
| <b>Space Amenities:</b>    | Corner Suite, Bright Windows, Reception, Break Room, 3 Egress Points                                                                                 |

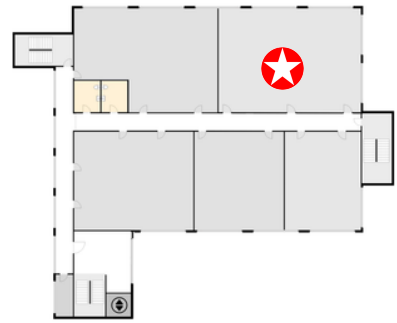
## UTILITIES

|                     |                             |
|---------------------|-----------------------------|
| <b>Water/Sewer:</b> | Public Water / Public Sewer |
| <b>A/C:</b>         | Central Air Conditioning    |
| <b>Heating:</b>     | Electric                    |

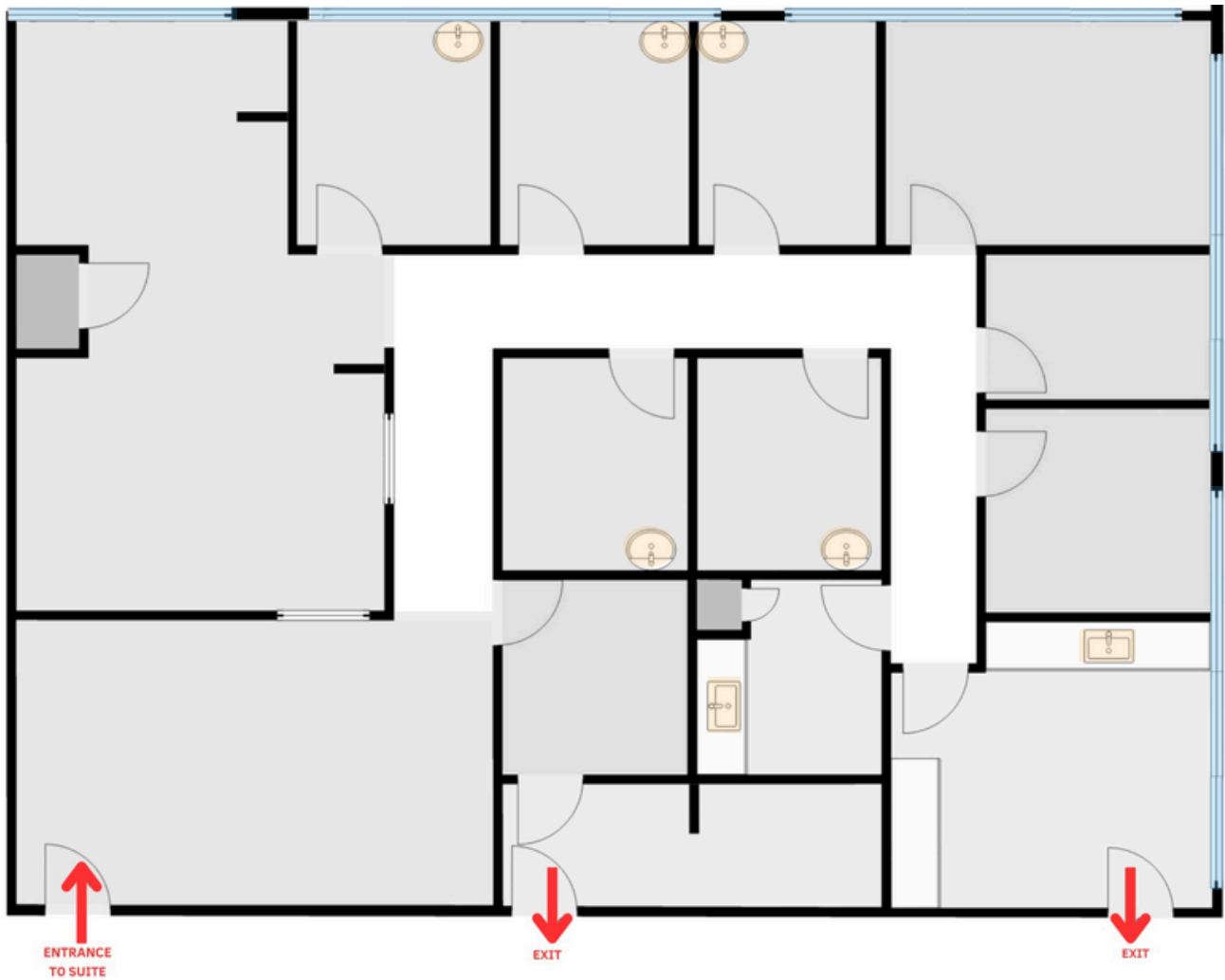


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## SUITE 204 FLOOR PLAN: 1,798 SF



NOT TO SCALE

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## PHOTO GALLERY *IMAGINE THE POSSIBILITIES*



Reception Area



Reception Area



Private Corner Office



Private Corner Office



Private Office



Private Office

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## PHOTO GALLERY *IMAGINE THE POSSIBILITIES*



Private Office



Private Office



Administrative Office



Administrative Office



Break Room



Break Room