

75 Merritt Boulevard, Trumbull, CT

ENTIRE BUILDING AVAILABLE FOR LEASE

113,004± SF - Subdividable

1st Floor: 37,668 SF
2nd Floor: 37,668 SF
3rd Floor: 37,668 SF

Ideal for many professionals.

Attractive pricing as compared to lower Fairfield County.

Excellent access to Exit 11 of Route 8, Merritt Parkway and I-95.

Located in Trumbull Corporate Park.

For information contact Scott Zakos
203-226-7101 Ext 4
Scott@vidalwettenstein.com

Silvester Garza
203-226-7101 Ext 8
Silvester@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

VIDAL/WETTENSTEIN, LLC



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Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

75 Merritt Boulevard, Trumbull, CT

AVAILABLE FOR LEASE

Multi tenanted building

New ownership structure

Willing to transform building to meet company needs

Zoning IL3

Five acre parcel

Parking for 277

Possible data center

Two - four foot loading docks

Multi entry points

Two elevators; front and one rear

Common restrooms to floor

Men and ladies locker rooms

Kitchenette/ cafeteria option

Lease rate: \$17.50 gross + utilities



Loading in rear

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Prestigious neighbors;
Unilever, Gartner,
GenRe, Nasdaq



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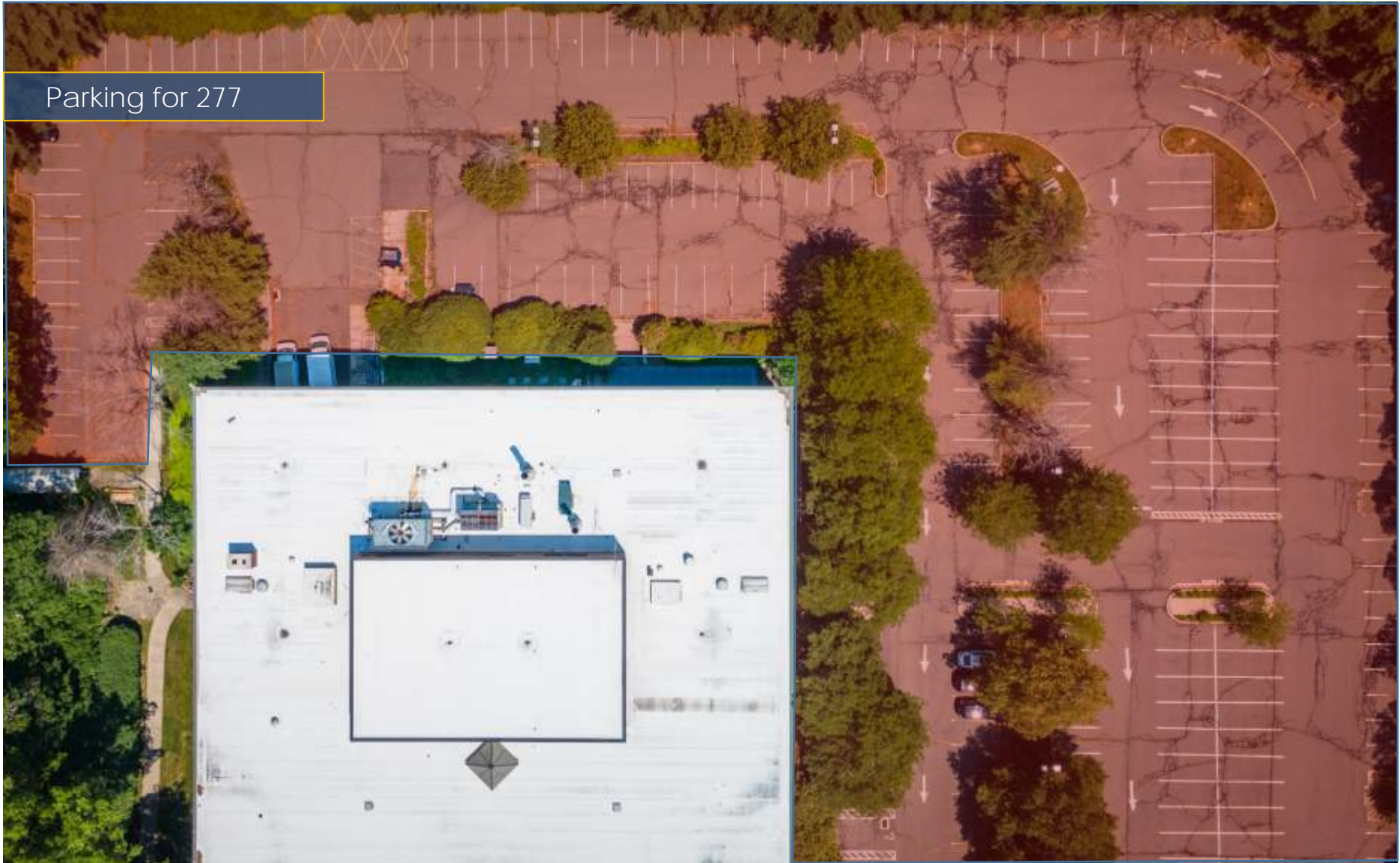
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Interior



Common Lobby



First floor office

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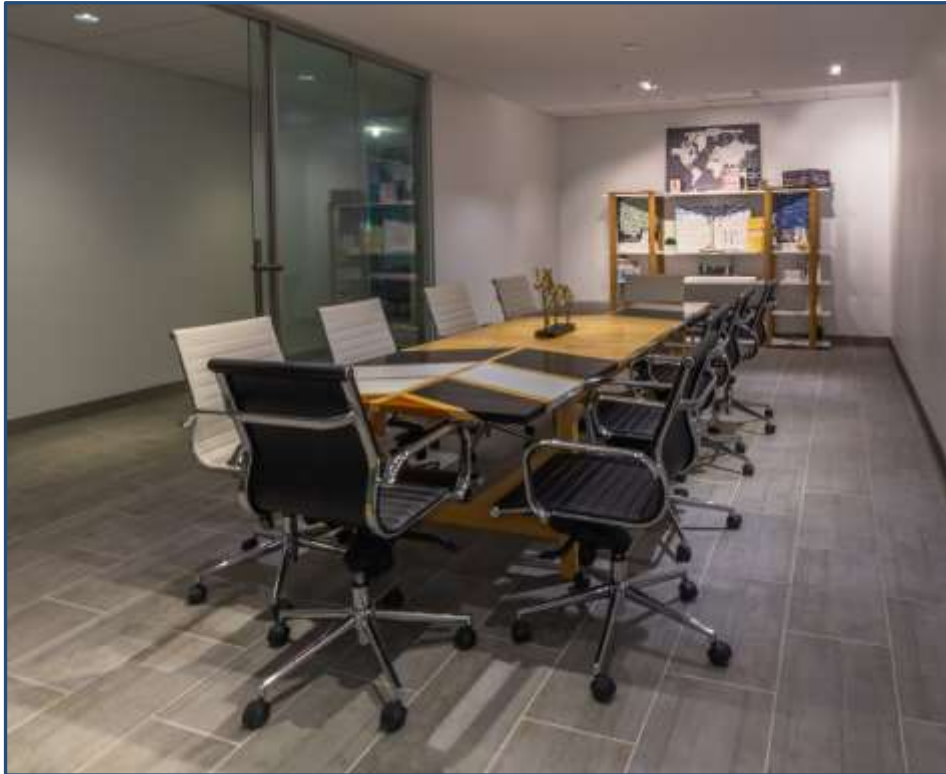
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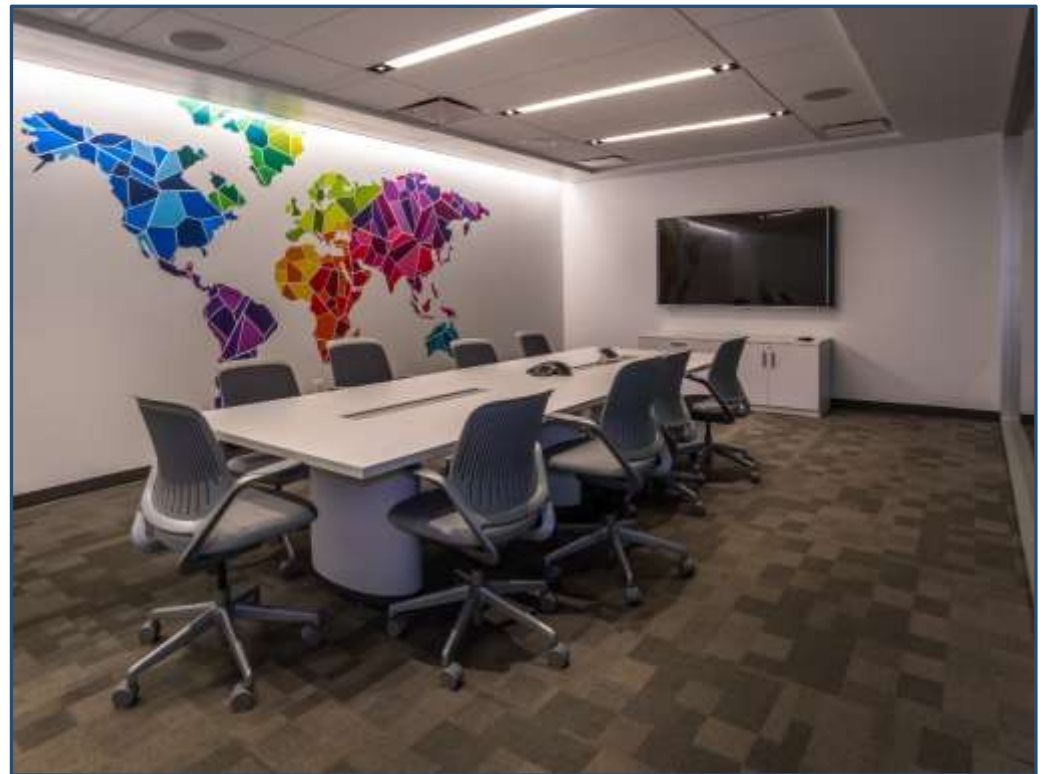
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Interior



Common Conference Room



First Floor Conference Room

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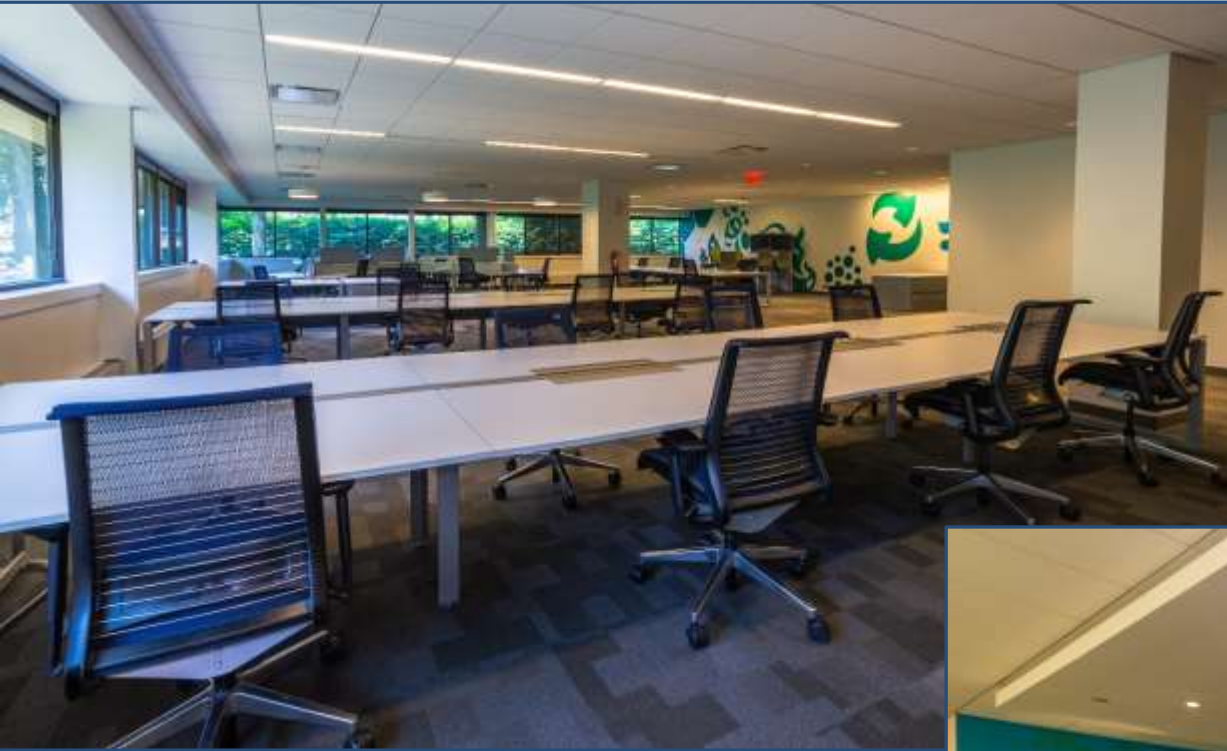
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First Floor Office
&
Game Room



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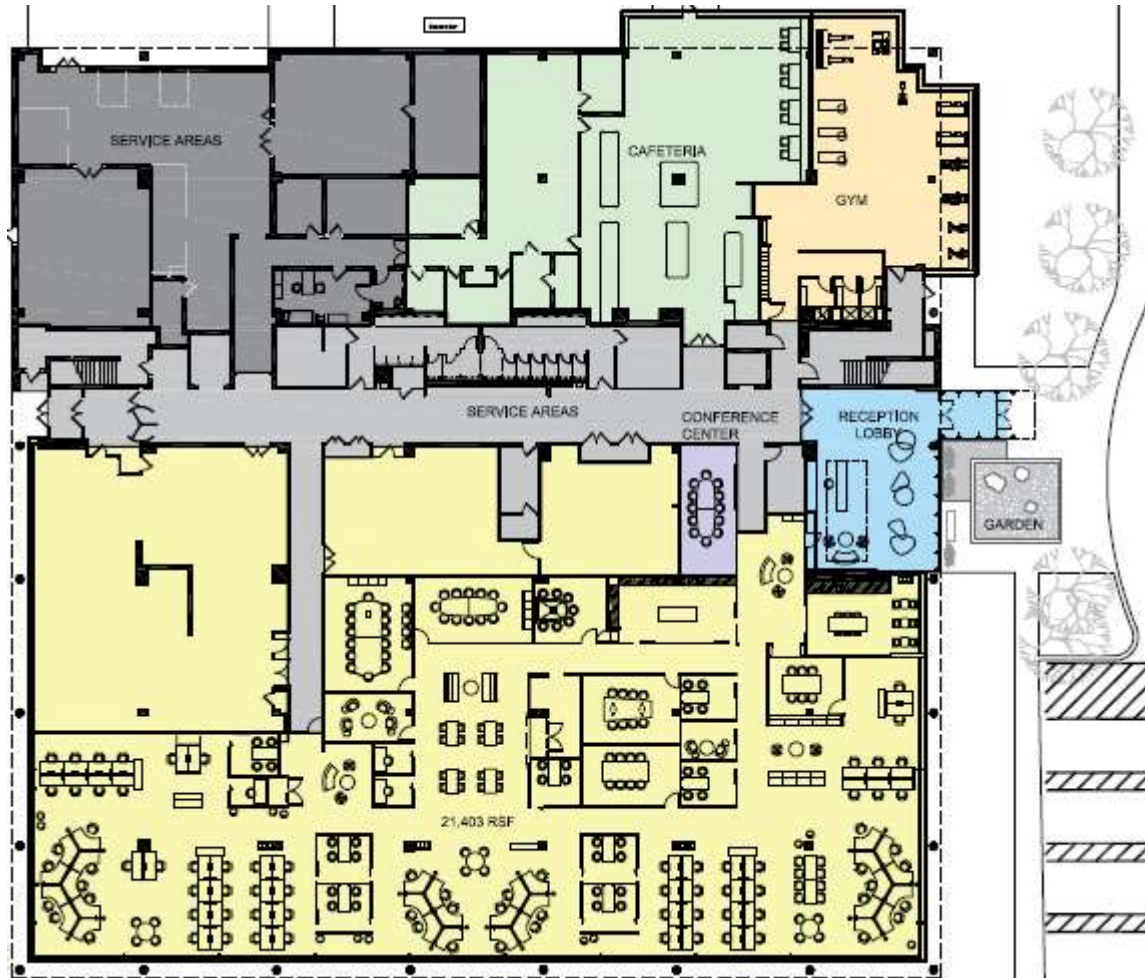
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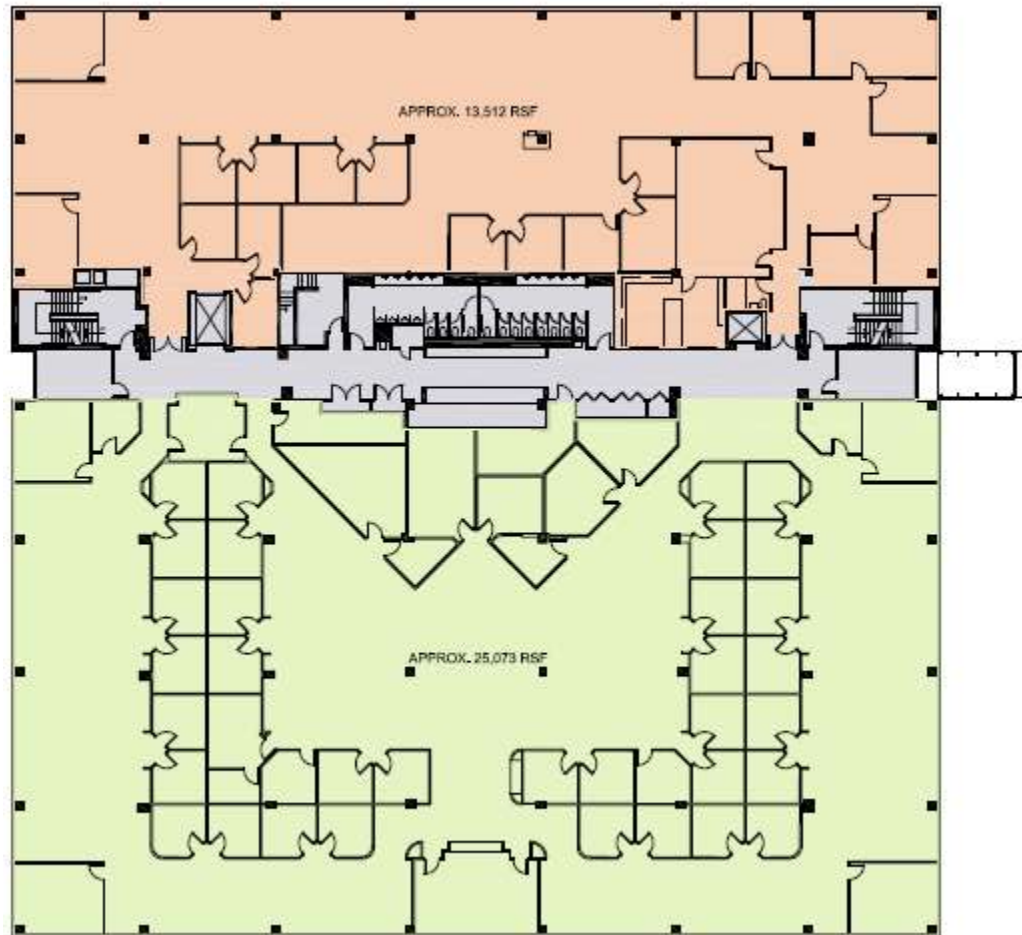
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First Floor Leasing Plan



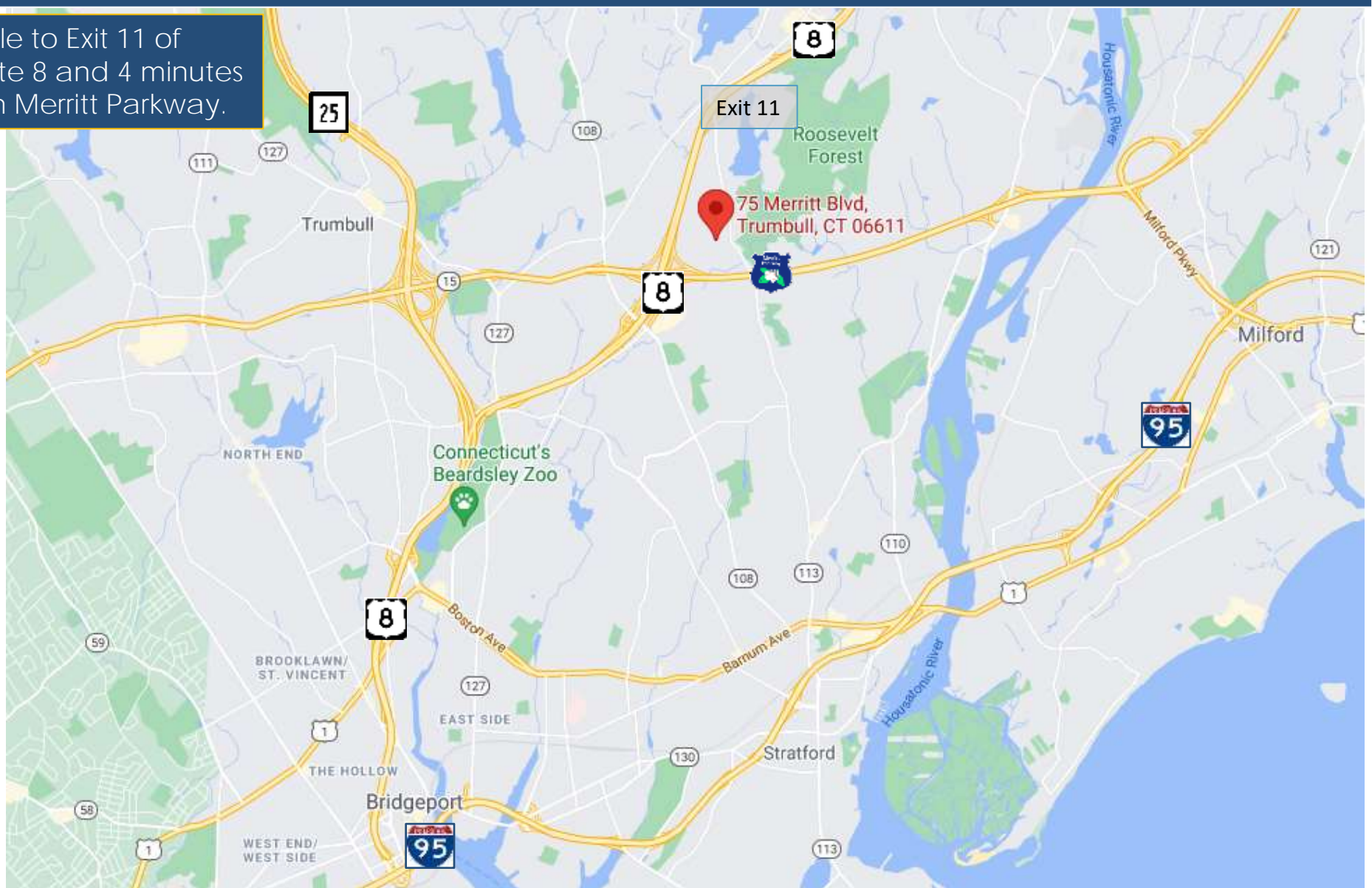
Second Floor Leasing Plan



Third Floor Leasing Plan

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1 mile to Exit 11 of Route 8 and 4 minutes from Merritt Parkway.



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