

# HAWLEY LANE

## PROFESSIONAL CENTER

SUITES 105 & 107  
160 HAWLEY LANE  
TRUMBULL, CT 06611



## Prime 3,266 SF Medical/Office Condominium in Trumbull, CT, for Sale at \$485,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a **3,266 SF medical/office condominium** in the **Hawley Lane Professional Center** for sale at **\$485,000**. Located in **Suites 105 & 107 at 160 Hawley Lane**, this prime commercial condo sits right on the **Trumbull/Stratford/Bridgeport border**.

### KEY PROPERTY FEATURES

#### Versatile Layout:

- Bright window-lined corner suite with perimeter offices
- Large open area: ~55' wide by ~13' to 20' deep
- 16 additional rooms including breakroom and seven sinks
- Private restroom
- Four 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**
- Minutes from North Town Center Shopping Plaza, Hawley Lane Mall, and the Marriott Trumbull Hotel

#### Neighboring Suites:

- Building **anchored by Yale New Haven Health** occupying the entire ground level
- Additional occupants include large dermatology and counseling practices

#### Area Amenities:

- Steps from Target, Kohl's, Best Buy, Big Y, and the Marriott Trumbull Hotel
- Nearby healthcare providers include Yale New Haven Health, DaVita Kidney Care, and The Vascular Experts

For more information, please contact **Eva Kornreich**, Senior Vice President, Angel Commercial, LLC, at **(203) 335-6600, Ext. 23**.

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

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**SUITES 105 & 107**  
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## FINANCIAL DETAILS

<b>Sale Price:</b>	\$485,000
<b>Common Charges:</b>	\$2,321/Month (2025)
<b>Real Estate Taxes:</b>	\$19,366.84 (2025)

## THE SITE

<b>SF Available:</b>	3,266 SF
<b>Floor:</b>	First
<b>Total RSF:</b>	23,282 SF
<b>Units:</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>	Three

## 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>	Seven Sinks, Breakroom, Private Restroom, Bright, Window-Lined Corner Suite, 4 Egress Points

## UTILITIES

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Electric



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## SUITES 105 & 107 - FLOOR PLAN: 3,266 SF



NOT TO SCALE

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#### CONTACT

Eva Kornreich, Senior Vice President  
ekornreich@angelcommercial.com

203.335.6600 Ext. 23

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## PHOTO GALLERY



Open Space



Open Space



Reception Area



Office/Exam Room



Private Office



Break Room

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