



Professional Office Space For Lease

25 Lindeman Drive, Trumbull
2,714+/- rsf
\$16/rsf Full Gross

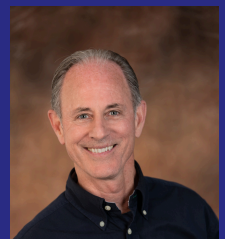


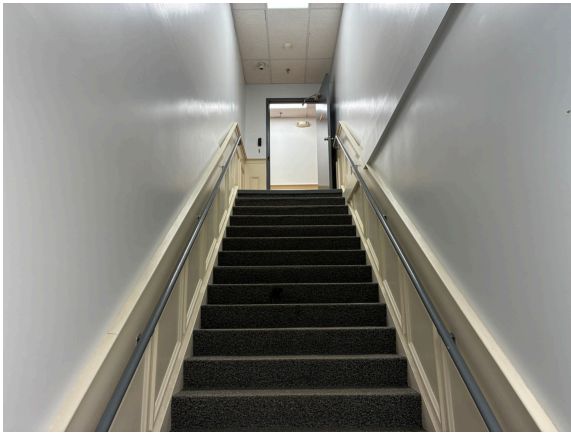
PRIME 2nd FLOOR OFFICE SUITE FOR LEASE

- Prime Trumbull location
- 2nd floor suite available with ample parking,
- Located near Trumbull Center with easy access to the Merritt Pkwy, & Rte. 8.
- Adjacent to numerous other professional businesses; Planet Fitness, Trumbull Tennis, Dance Studio, Gymnastics facility, and childcare.
- Kitchenette with wooden cabinets
- Large Bullpen
- **Lease: \$16/rsf Full Gross**

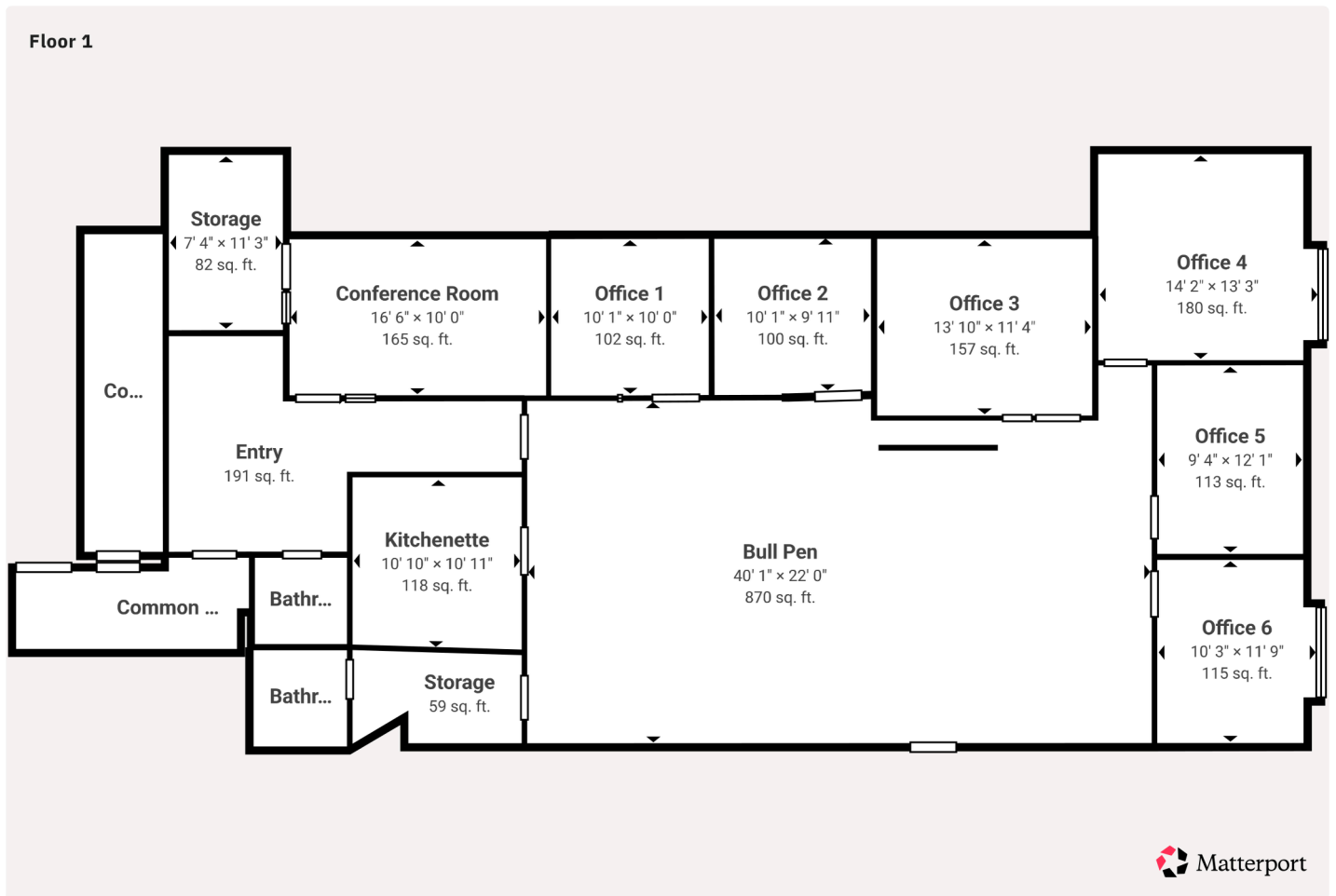


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






Layout























Indoor Dimensions

Room	Dimensions	Ceiling Height	Net Floor Area	Gross Floor Area	Floor
Floor 1	–	–	2,501 sq. ft.	2,748 sq. ft.	–
Bathroom	6' 0" × 6' 2" 	8' 7" 	37 sq. ft. 	46 sq. ft. 	Floor 1
Bathroom	5' 11" × 5' 7" 	8' 1" 	33 sq. ft. 	38 sq. ft. 	Floor 1
Bull Pen	40' 1" × 22' 0" 	8' 6" 	870 sq. ft. 	908 sq. ft. 	Floor 1
Common Hall	N/A	8' 7" 	77 sq. ft. 	97 sq. ft. 	Floor 1
Common Stairwell	5' 0" × 20' 5" 	N/A	102 sq. ft. 	124 sq. ft. 	Floor 1
Conference Room	16' 6" × 10' 0" 	8' 7" 	165 sq. ft. 	181 sq. ft. 	Floor 1
Entry	N/A	8' 7" 	191 sq. ft. 	206 sq. ft. 	Floor 1
Kitchenette	10' 10" × 10' 11" 	8' 7" 	118 sq. ft. 	126 sq. ft. 	Floor 1
Office 1	10' 1" × 10' 0" 	8' 6" 	102 sq. ft. 	112 sq. ft. 	Floor 1
Office 2	10' 1" × 9' 11" 	8' 6" 	100 sq. ft. 	111 sq. ft. 	Floor 1
Office 3	13' 10" × 11' 4" 	8' 7" 	157 sq. ft. 	171 sq. ft. 	Floor 1

5/7/26, 1:00 PM

25 Lindeman Flr 2 - Office

Office 4	14' 2" × 13' 3" 	8' 6" 	180 sq. ft. 	205 sq. ft. 	Floor 1
Office 5	9' 4" × 12' 1" 	8' 6" 	113 sq. ft. 	127 sq. ft. 	Floor 1
Office 6	10' 3" × 11' 9" 	8' 7" 	115 sq. ft. 	131 sq. ft. 	Floor 1
Storage	7' 4" × 11' 3" 	8' 7" 	82 sq. ft. 	96 sq. ft. 	Floor 1
Storage	10' 10" × 5' 10" 	8' 7" 	59 sq. ft. 	70 sq. ft. 	Floor 1
Indoor Property Totals	-	-	2,501 sq. ft.	2,748 sq. ft.	-