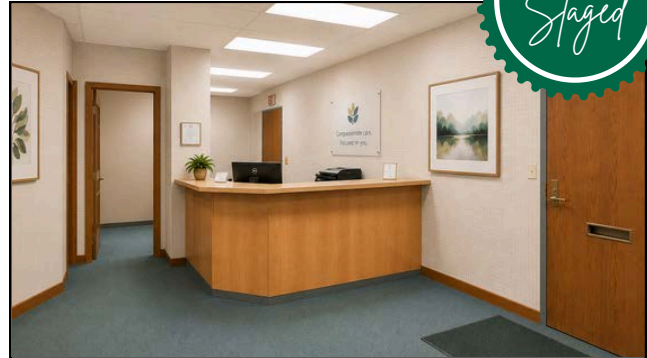


# HAWLEY LANE PROFESSIONAL CENTER

SUITE 205  
160 HAWLEY LANE  
TRUMBULL, CT 06611



## Prime 908 SF Medical/Office Condominium in Trumbull, CT, for Sale at \$160,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a **908 SF medical/office condominium** in the **Hawley Lane Professional Center** for sale at **\$160,000**. Located in **Suite 205 at 160 Hawley Lane**, this prime commercial condo sits right on the **Trumbull/Stratford/Bridgeport border**. **The efficient layout of this unit maximizes the utility of the space.**

### KEY PROPERTY FEATURES

#### Efficient Layout:

- Bright window-lined corner office plus 5 offices or exam rooms
- Reception area, waiting room, and kitchenette
- Private restroom
- Two 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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## FINANCIAL DETAILS

<b>Sale Price:</b>	\$160,000
<b>Common Charges:</b>	\$645/Month (2025)
<b>Real Estate Taxes:</b>	\$4,831.72 (2025)

## THE SITE

<b>SF Available:</b>	908 SF
<b>Floor:</b>	Second
<b>Total RSF:</b>	23,282 SF
<b># of Condos:</b>	15
<b>Gross Buiding 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>	Kitchenette, Private Restroom, Two Egress Points

## UTILITIES

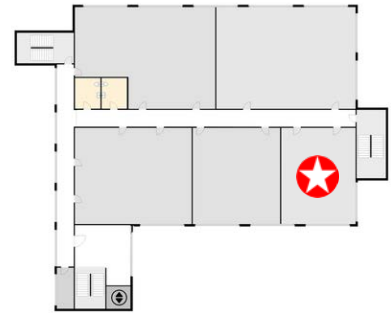
<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Electric



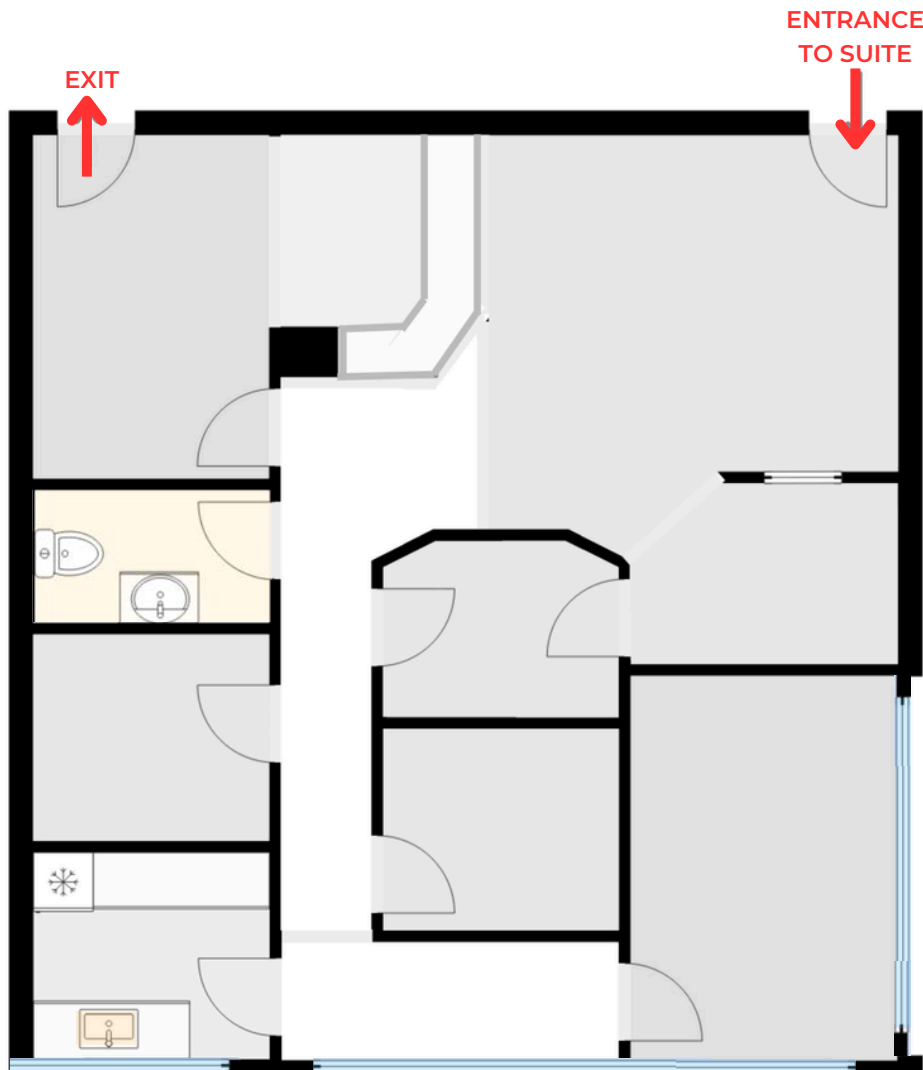
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## SUITE 205 FLOOR PLAN: 908 SF



**NOT TO SCALE**

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06611

## PHOTO GALLERY



Reception Area



Exam Room



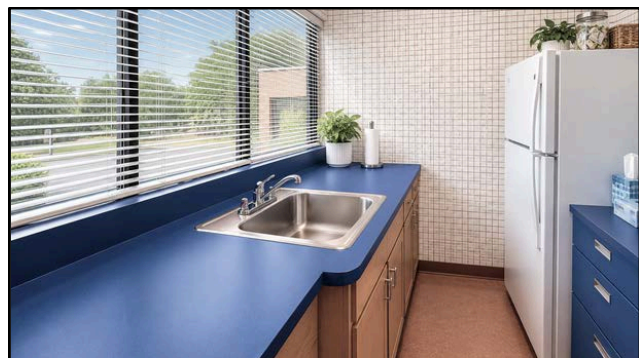
Windowed Private Office (1 of 2)



Windowed Private Office (2 of 2)



Private Restroom



Kitchenette

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