

# 855 MAIN STREET

BRIDGEPORT / CONNECTICUT

# HIGHLIGHTS

- Fully built-out office space ready for immediate occupancy
- 100,000 SF office building in a prime area of downtown – One block from the Transportation Center (MTA, Amtrak, Long Island ferry and bus) and walkable to all downtown services and restaurants
- Can accommodate any size requirement from 1,200 - 33,000 RSF
- Highly efficient building with new energy efficient windows and mechanical systems
- Secured on-site garage and surface parking available
- Modern common areas and three (3) brand new elevators just installed
- Coffee shop and shared conference room amenities



BUILDING LOBBY, ENTRANCE AND CAFÉ

# AVAILABILITY

## CAFÉ/RETAIL SPACE

|            |           |
|------------|-----------|
| Suite 110: | 400 RSF   |
| Suite 100: | 1,500 RSF |

## OFFICE SPACE

|            |                   |
|------------|-------------------|
| 4th Floor: | 1,567 - 8,889 RSF |
| Suite 410: | 1,567 RSF         |
| Suite 402: | 3,367 RSF         |
| Suite 401: | 3,955 RSF         |

|            |                                        |
|------------|----------------------------------------|
| 5th Floor: |                                        |
| Suite 500: | *11,940 RSF (Full Floor)<br>*divisible |

|            |                                        |
|------------|----------------------------------------|
| 6th Floor: |                                        |
| Suite 600: | *11,940 RSF (Full Floor)<br>*divisible |

|                         |                   |
|-------------------------|-------------------|
| <b>TOTAL CONTIGUOUS</b> | <b>33,000 RSF</b> |
|-------------------------|-------------------|

|            |           |
|------------|-----------|
| 7th Floor: |           |
| Suite 700: | 1,500 RSF |

|             |           |
|-------------|-----------|
| 10th Floor: |           |
| Suite 1040: | 1,208 RSF |

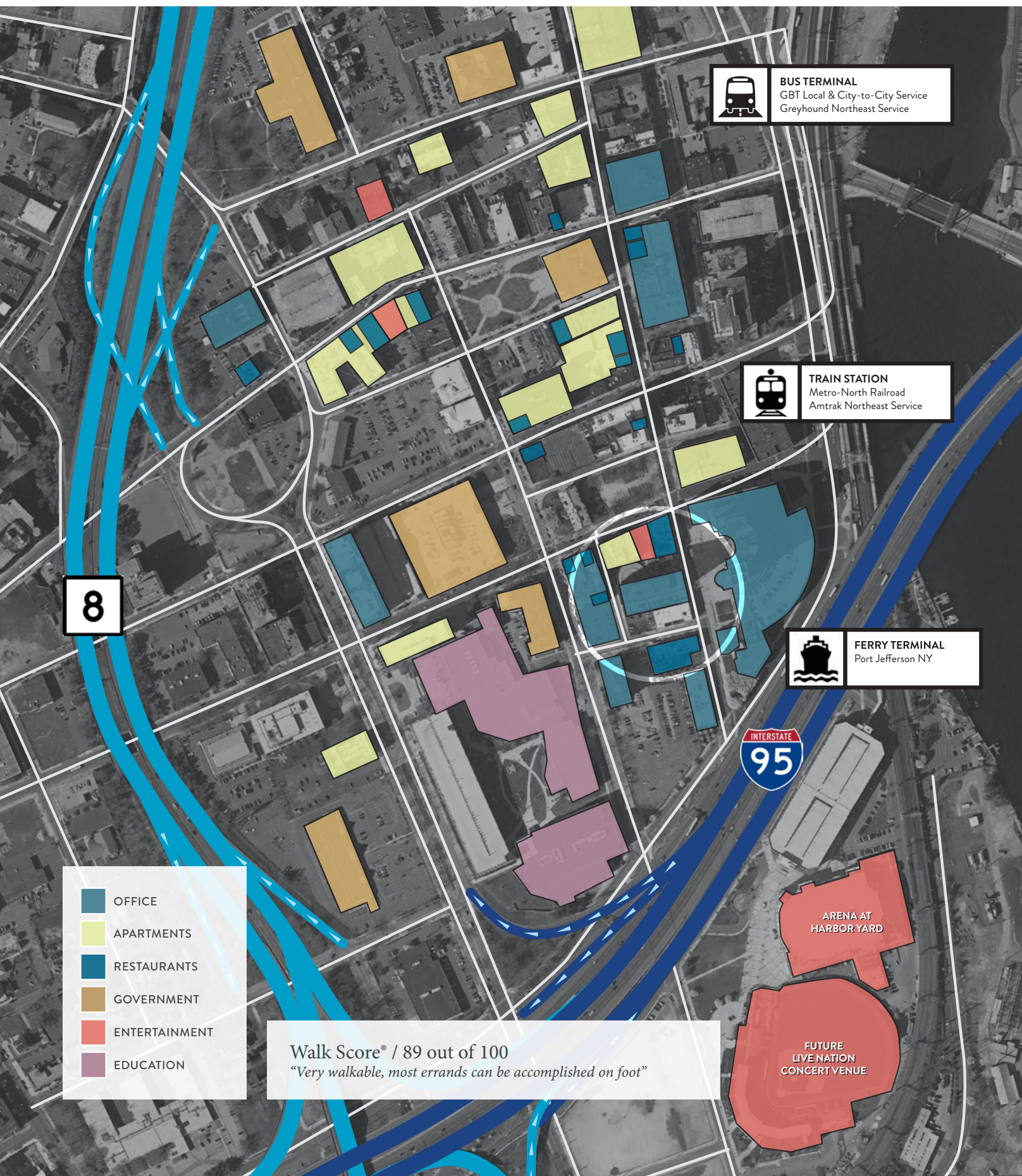
**Asking Rent: From \$18.50 PSF Modified Gross + Elec.**

## CONTACT

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203.286.5813 / [sraasch@forstonecapital.com](mailto:sraasch@forstonecapital.com)

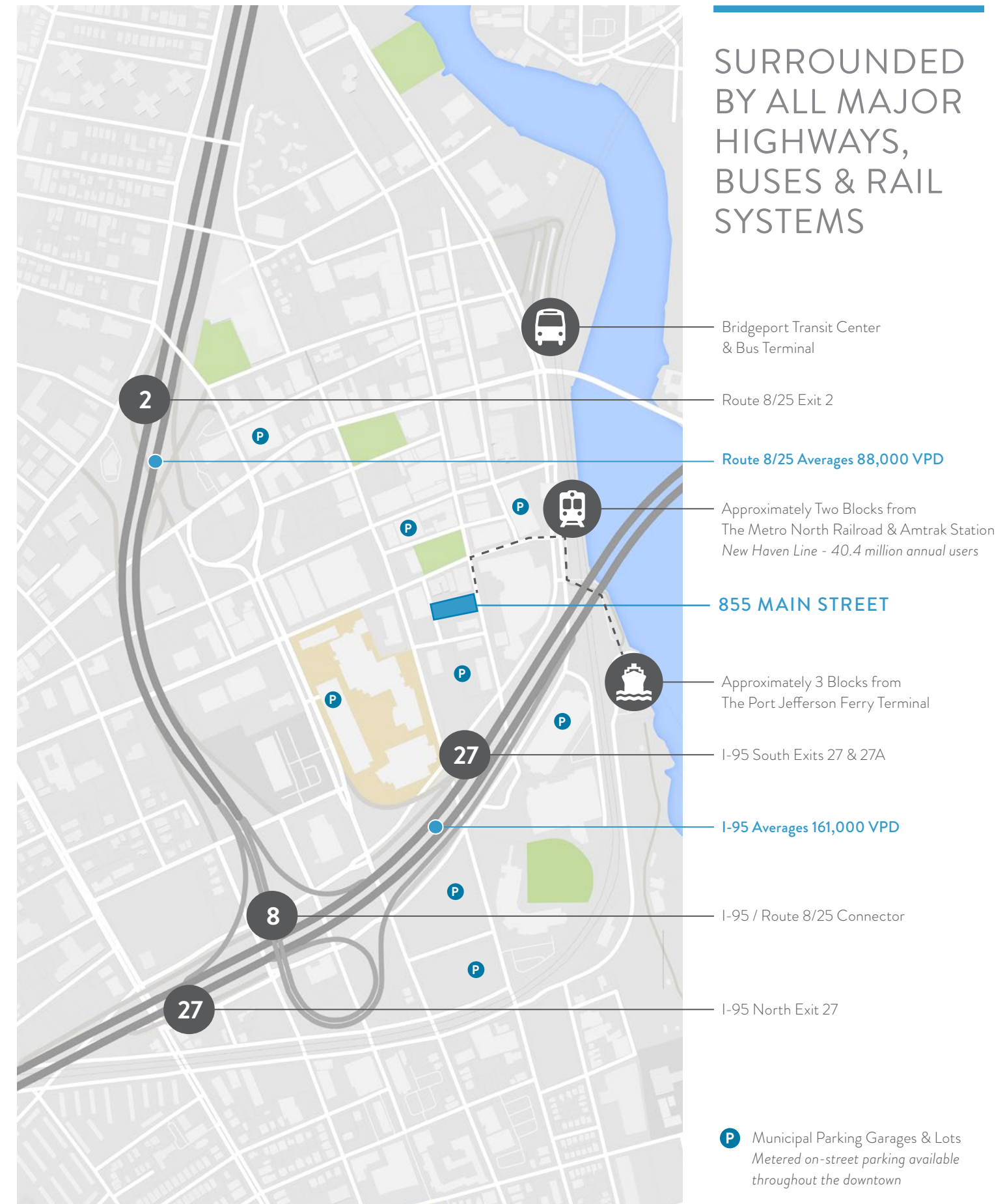


# LOCATION

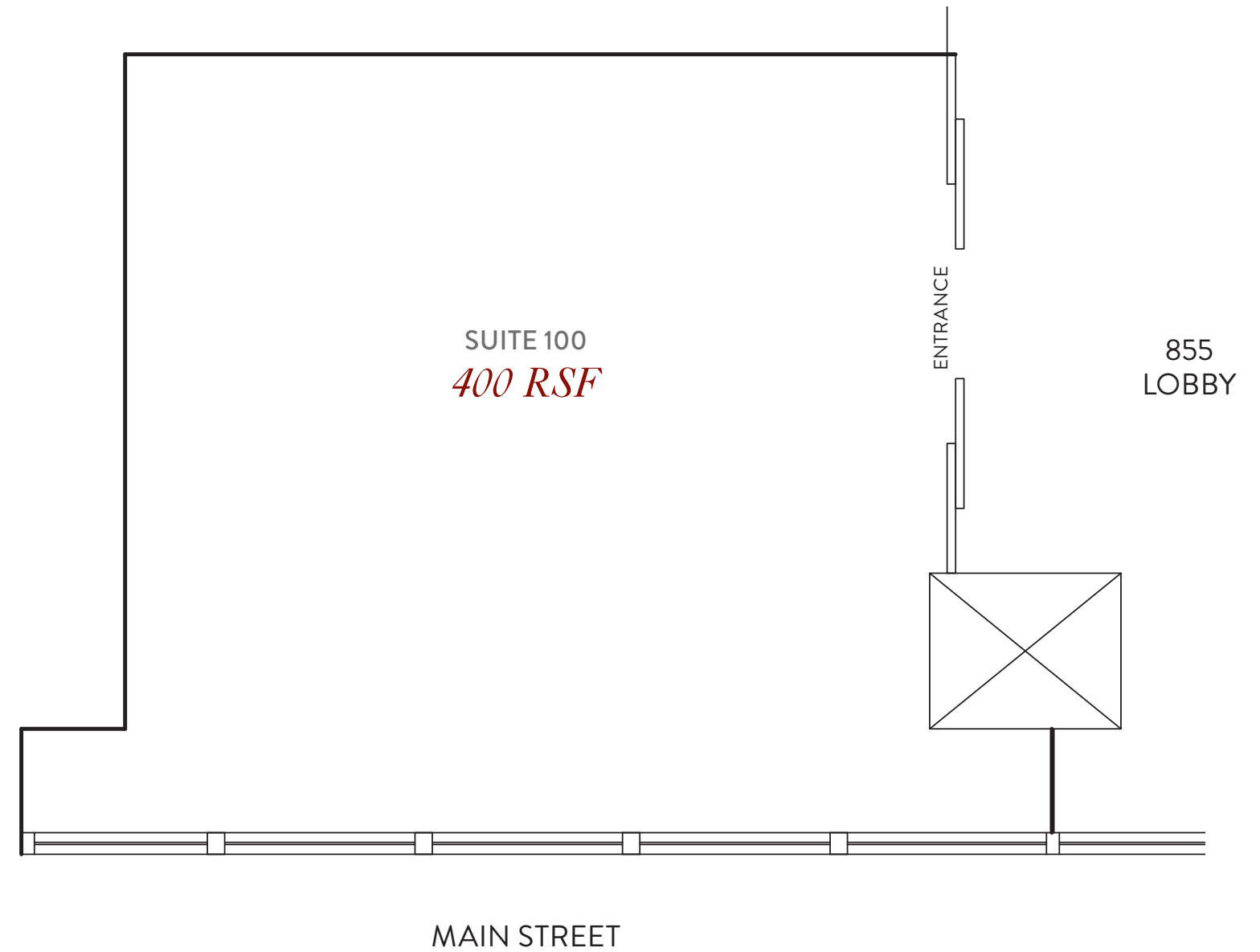


855 MAIN STREET / Bridgeport CT 06604

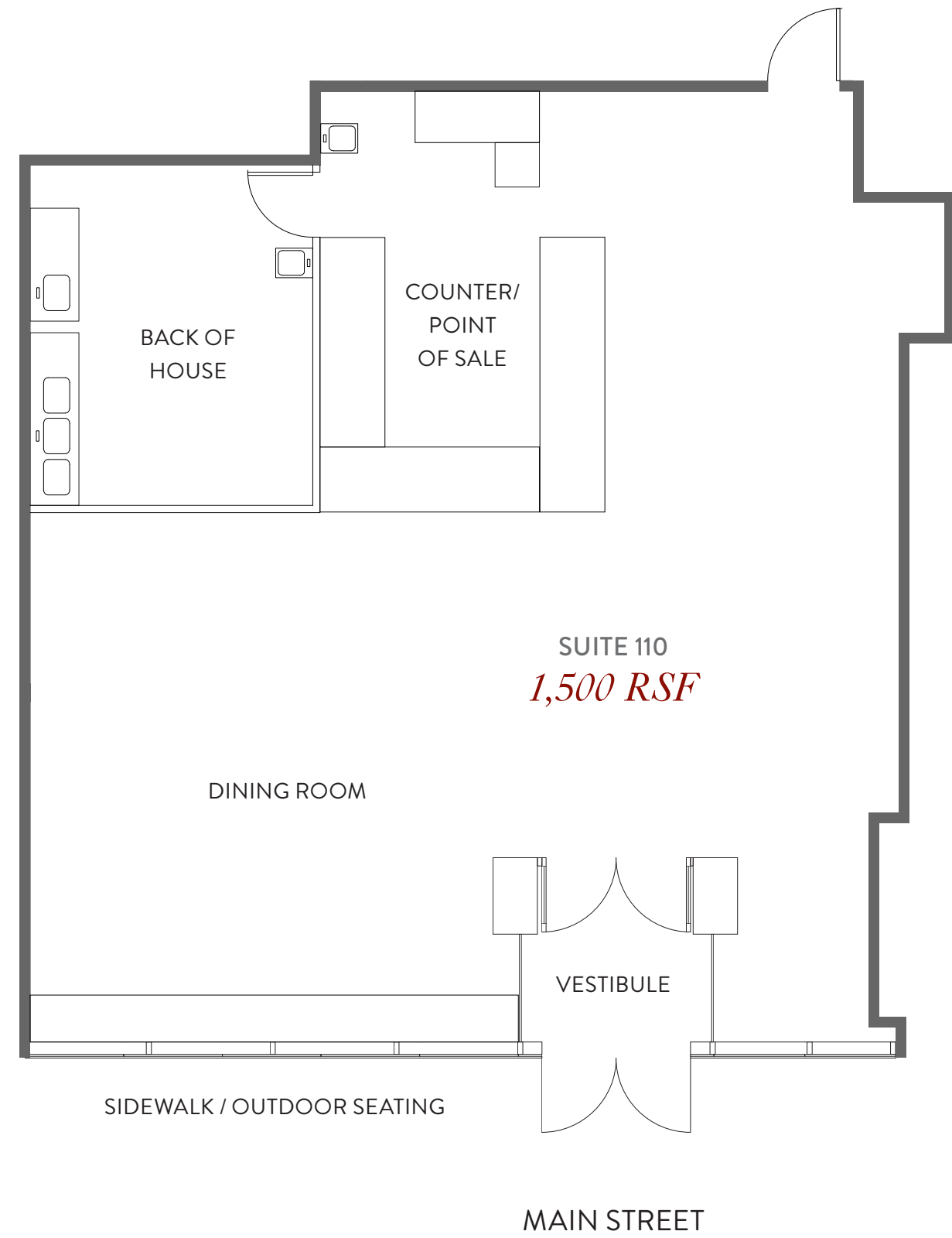
## SURROUNDED BY ALL MAJOR HIGHWAYS, BUSES & RAIL SYSTEMS



# 1ST FLOOR 400 RSF

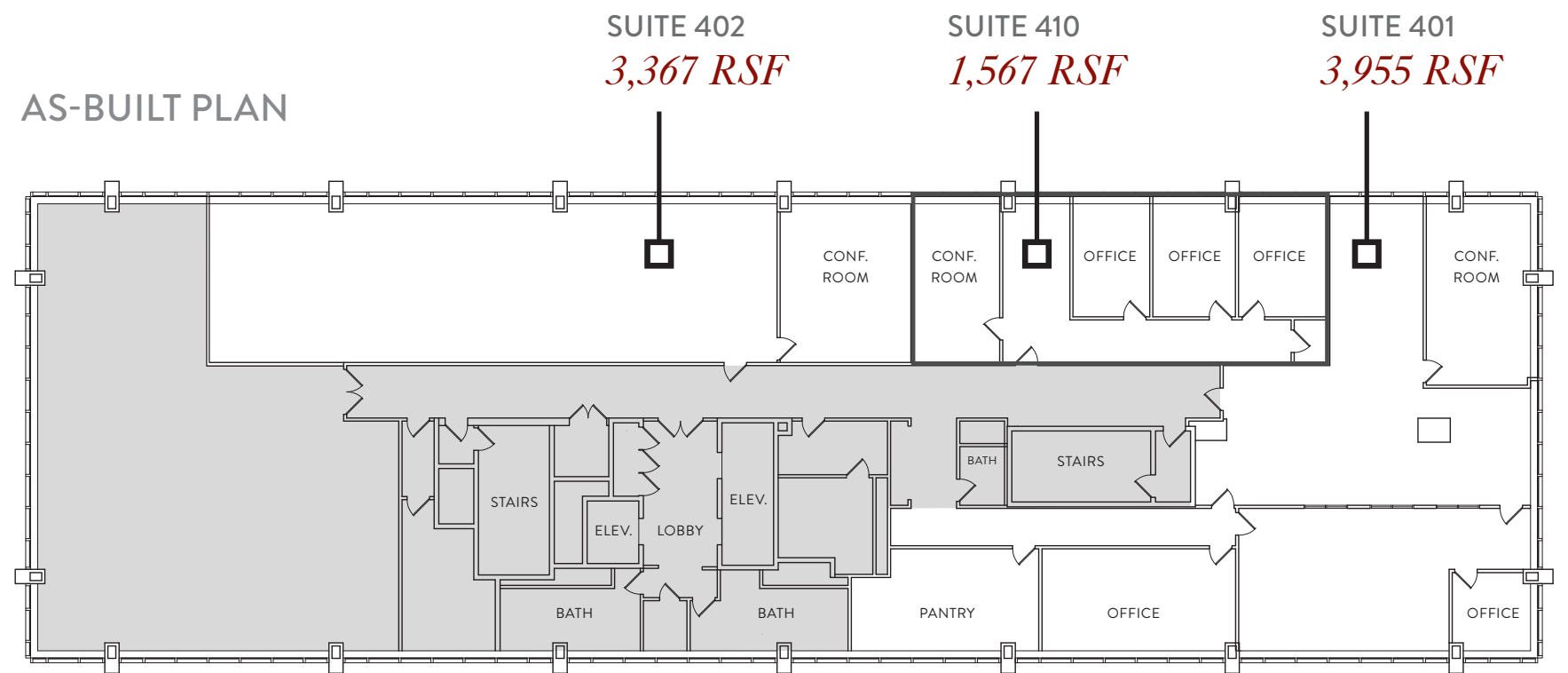


# 1ST FLOOR 1,500 RSF

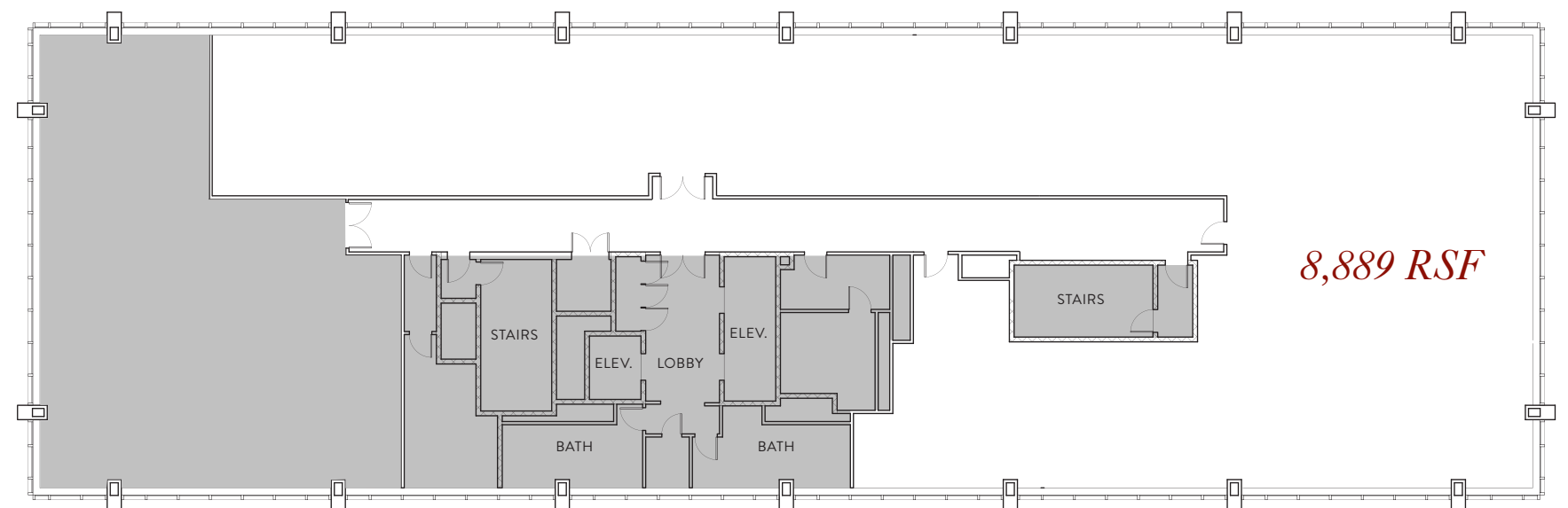


# 4TH FLOOR 1,567 - 8,889 RSF

Suite 410



COMBINED SPACE

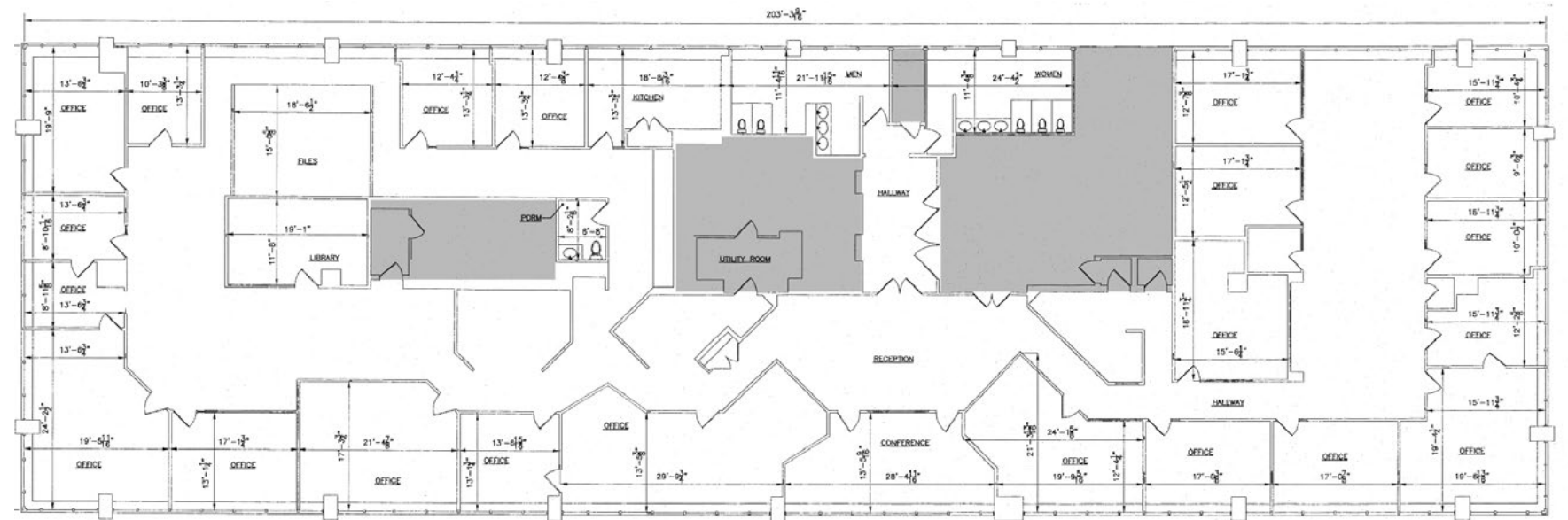


# 5TH & 6TH FLOORS 11,940 RSF PER FLOOR

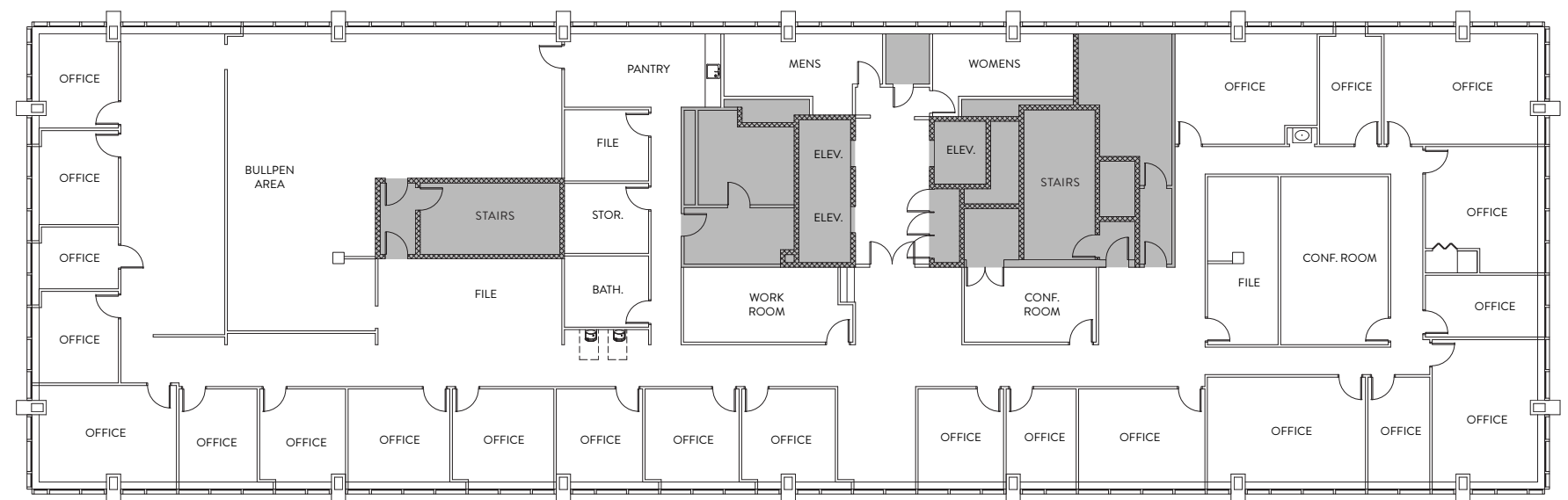
Views From 5th & 6th Floors



## 5TH FLOOR / 11,940 RSF AS-BUILT PLAN



## 6TH FLOOR / 11,940 RSF AS-BUILT PLAN



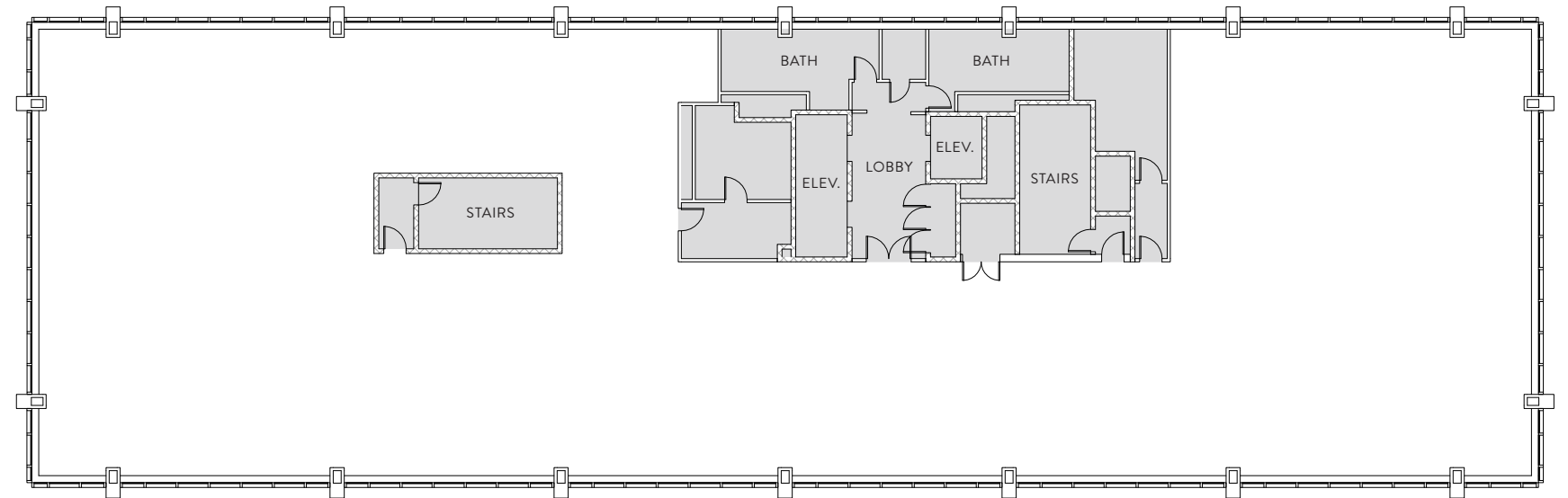
## 5TH & 6TH FLOORS 11,940 RSF PER FLOOR

- Column free space
- Ability for clear-span construction across the entire width of the building
- Surrounded by new energy efficient windows
- Can be built your specifications

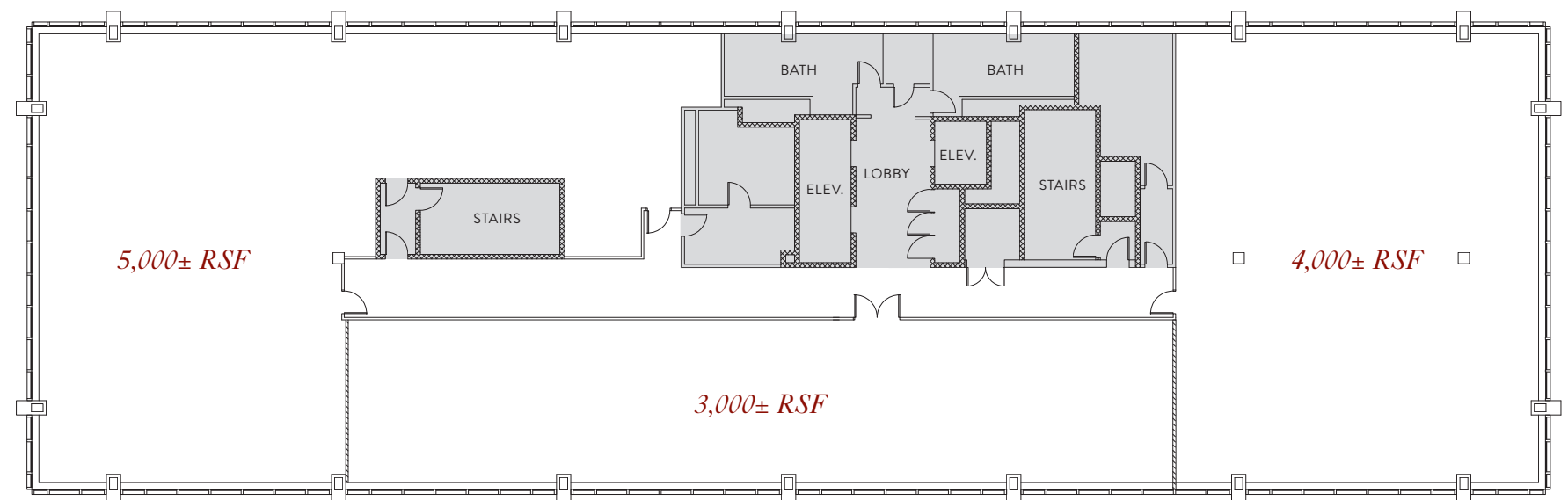
### Views From 5th & 6th Floors



### 5TH & 6TH FLOORS / OPEN FLOOR PLAN



### 5TH & 6TH FLOORS / POTENTIAL DEMISING PLAN

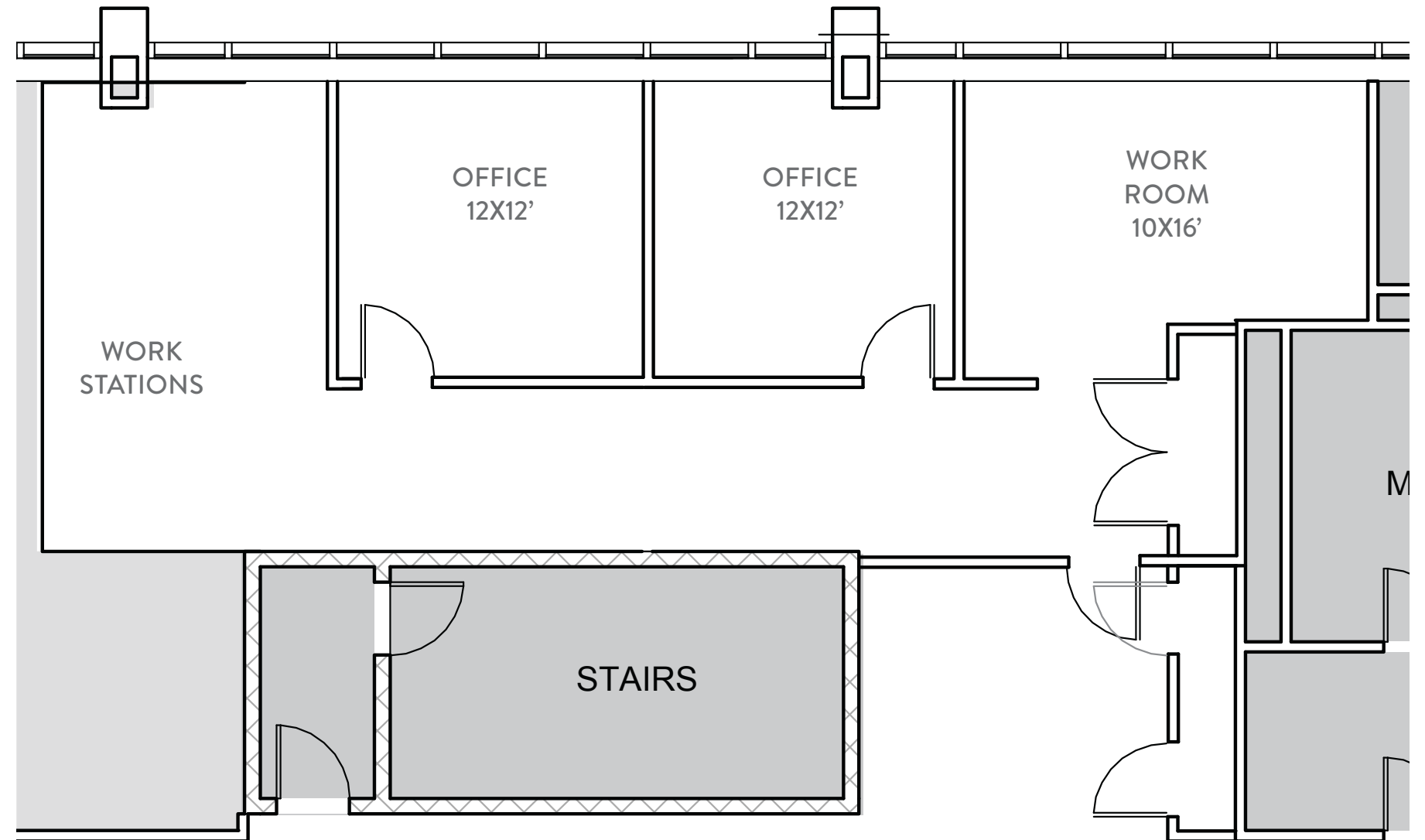


# 7TH FLOOR 1,500 RSF

## Office Interior & Views



## 7TH FLOOR / 1,500 RSF AS-BUILT PLAN

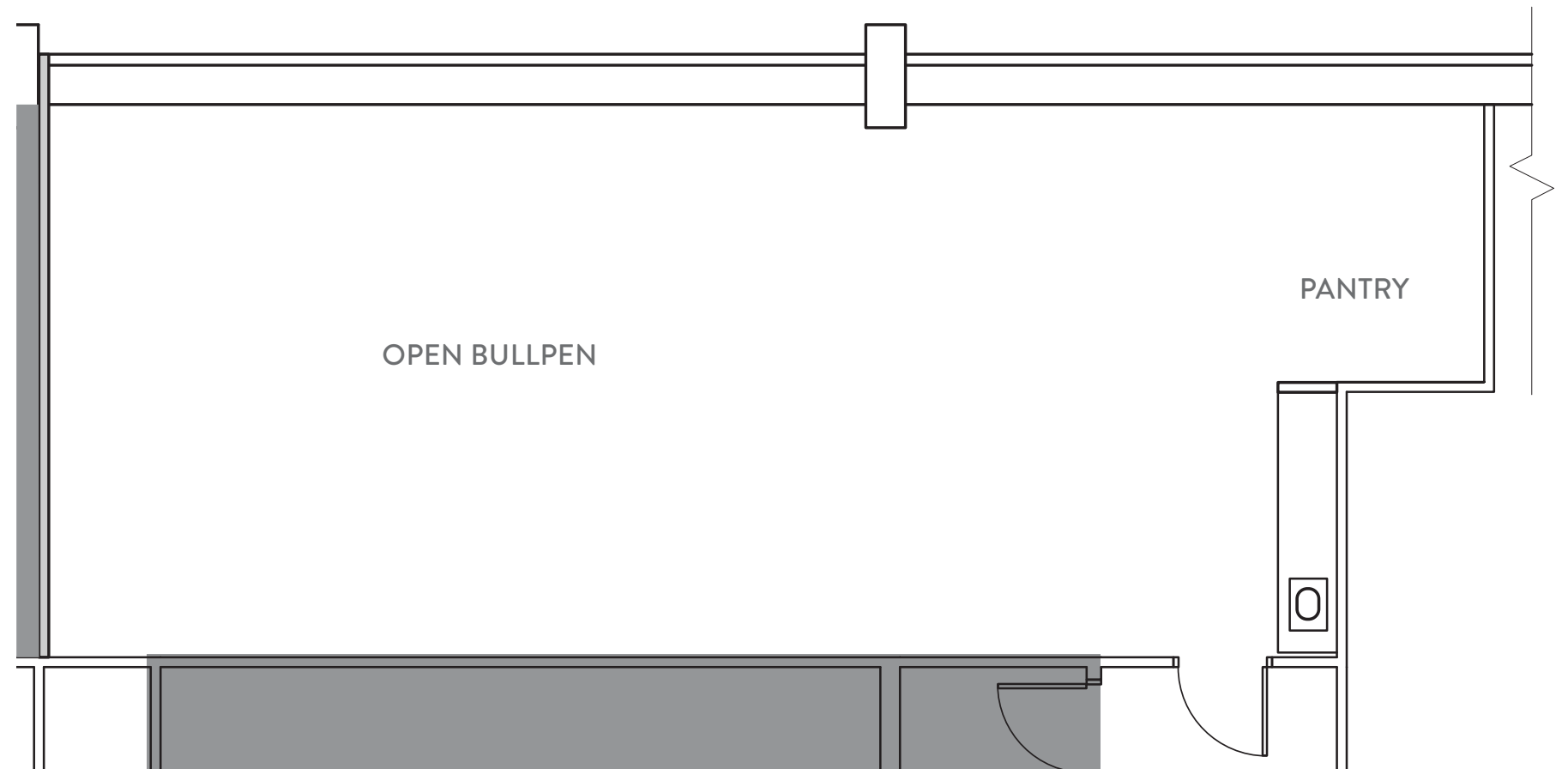


# 10TH FLOOR 1,208 RSF

## Office Interior & Views



## 10TH FLOOR / 1,208 RSF AS-BUILT PLAN





# CONTACT

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