



Features

- 13,000 SF boutique commercial building in the heart of downtown Bridgeport
- Prime location within one block of the Bridgeport Transportation Center and with instant highway access (I-95 & Route 8/25)
- Building signage potential with great visibility from 150,000 vehicles per day on I-95
- 2nd floor office space has dedicated entrances, lobbies, elevator, and bathrooms
- Immediate access to secured surface parking lot and surrounded by over 100 two-hour parking meters

Neighborhood

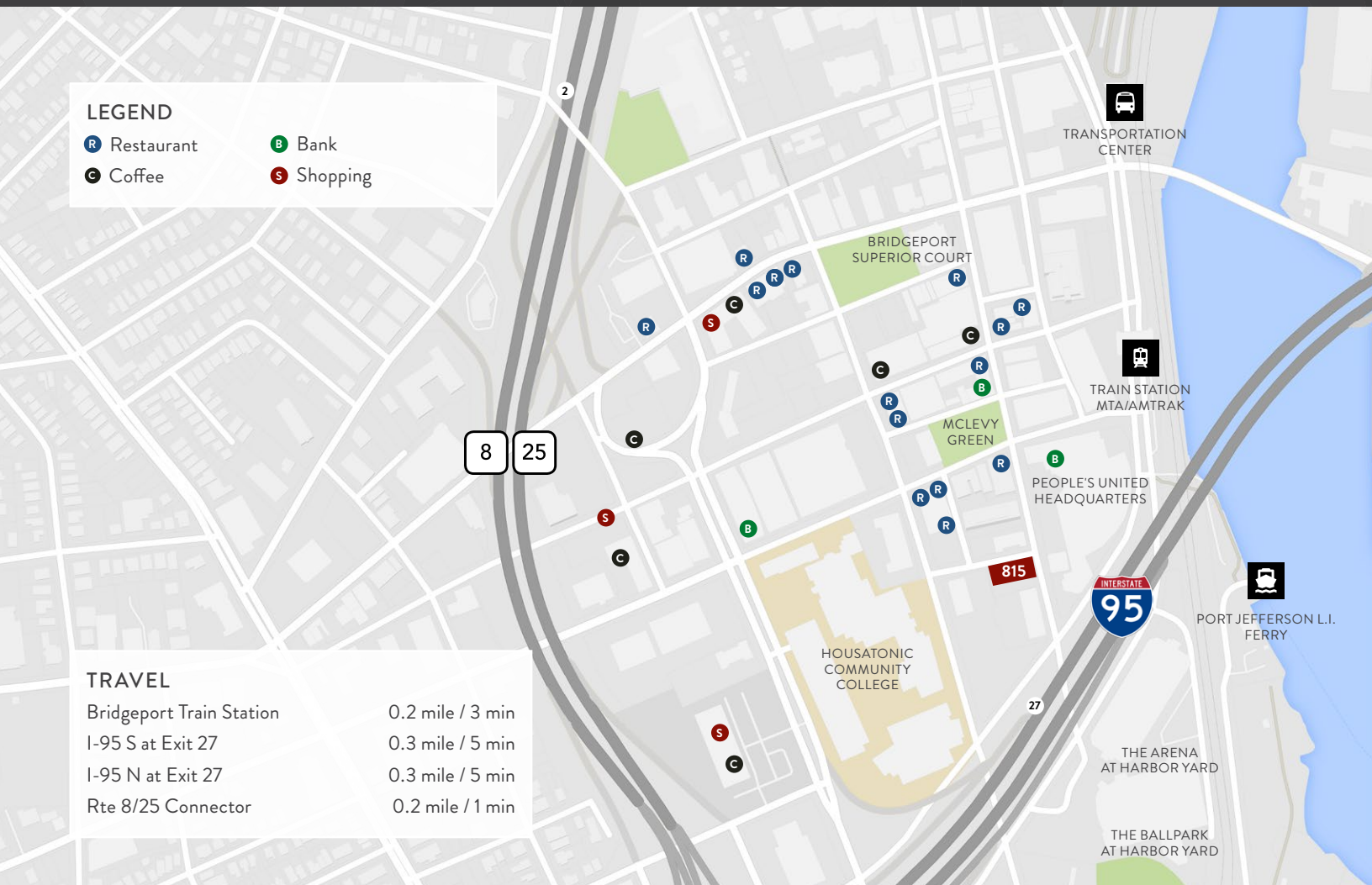
Downtown Bridgeport - Walk to nearby restaurants, shops, cafes, bars and more. Located in the center of downtown, just one block from the Bridgeport Transportation Center (MTA, Amtrak, local and regional bus service) and Interstate 95.

Availability

Suite 201:	1,254 RSF
Rent:	Negotiable

Contact

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Specifications

GBA:	12,926 SF
Floors:	2
1st Floor:	Ralph & Rich's Restaurant
2nd Floor:	Office/Medical Space
Elevator:	Dedicated for 2nd Floor Use
Ceiling Height:	Up to 11' 6"
Parking:	Secured Surface Lot
HVAC:	2 Case Iron Section Stem Boilers
Electric:	400 Amps, 3 Phase
Data Providers:	Frontier DSL & Phone
Security:	Wrangler Key Axis 24/7



Existing Conditions

1,254 RSF

Main Street

Cesar Batalla Way

