

HAWLEY LANE PROFESSIONAL CENTER

SUITE 204
160 HAWLEY LANE
TRUMBULL, CT 06611



Prime 1,798 SF Medical/Office Condominium in Trumbull, CT, for Sale at \$285,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a **1,798 SF medical/office condominium** in the **Hawley Lane Professional Center** for sale at **\$285,000**. Located in **Suite 204 at 160 Hawley Lane**, this prime commercial condo sits right on the **Trumbull/Stratford/Bridgeport border**.

KEY PROPERTY FEATURES

Highly Functional Layout:

- Bright, window-lined corner suite with perimeter offices
- Reception area plus 13 offices/exam rooms, seven with sinks
- Three 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, and onsite management
- 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 Urology** 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

Sale Price:	\$285,000
Common Charges:	\$1,278/Month (2025)
Real Estate Taxes:	\$11,599.60 (2025)

THE SITE

SF Available:	1,798 SF
Floor:	Second
Total RSF:	23,282 SF
# of Condos:	15
Gross Building Size:	35,867 SF
Building Type:	Medical/Office
Land:	2.09 Acres
Zoning:	B-C Zone
Year Built:	1980
Construction:	Brick Masonry
Stories:	Three

FEATURES

Traffic Count:	16,145 Average Daily Volume
Parking:	140 Shared Spaces (6/1,000 SF)
Building Amenities:	Elevator, Handicap Accessible, Men's & Women's Common ADA-Compliant Restrooms on Each Level, FedEx Drop Box, Security System, Onsite Building Manager
Space Amenities:	Turnkey 13-Room Medical Layout (7 Plumbed with Sinks), Corner Suite, Bright Windows, Reception Bullpen, Break Room, 3 Egress Points

UTILITIES

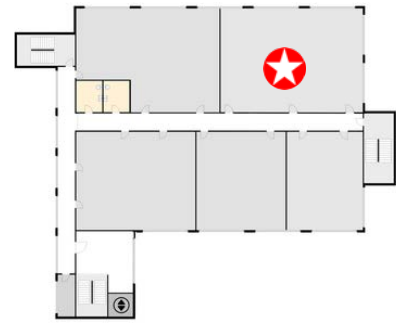
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Electric



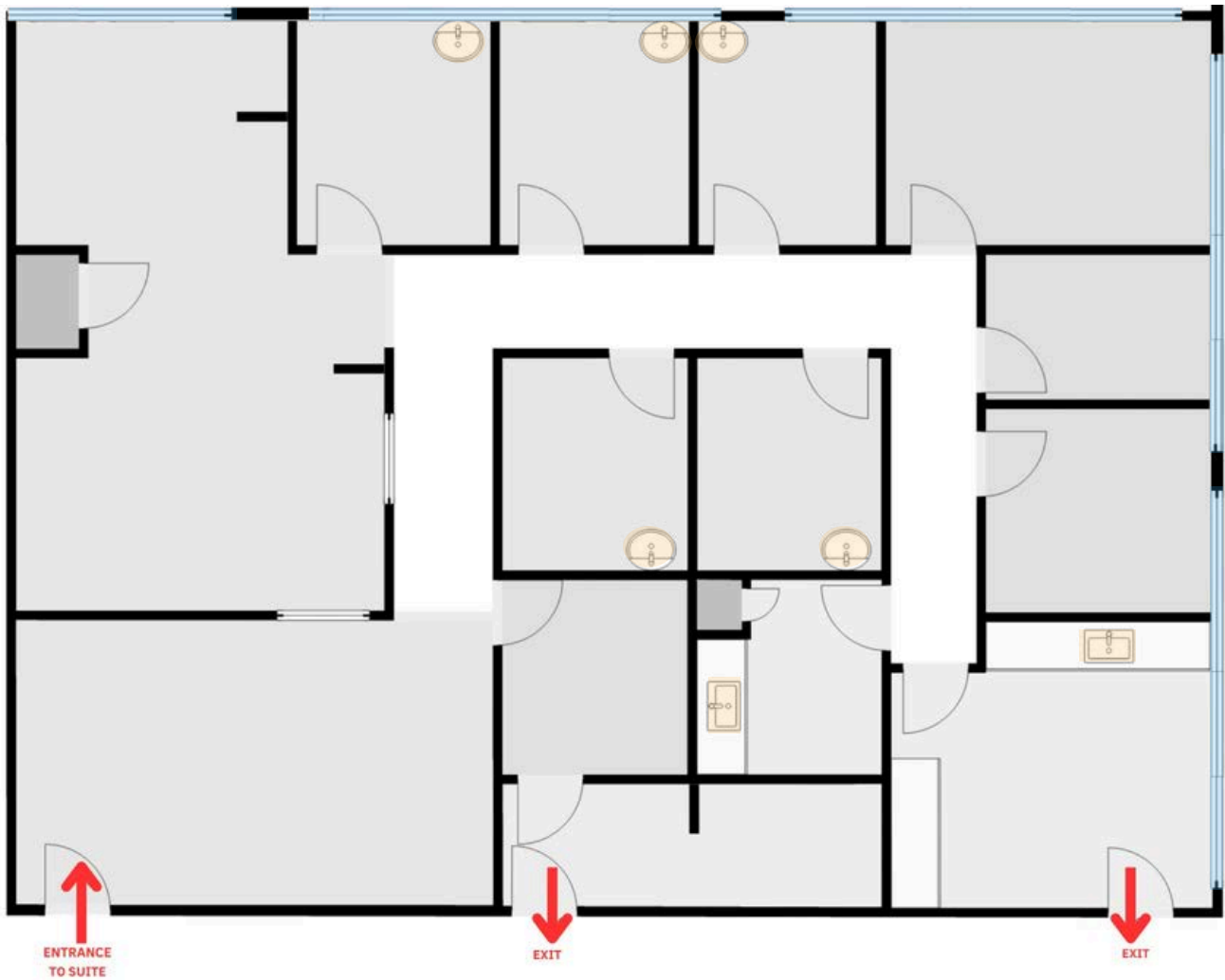
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SUITE 204 FLOOR PLAN: 1,798 SF



NOT TO SCALE

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PHOTO GALLERY



Reception Area



Administrative Office



Exam Room/Office



Private Office



Lab or Break Room



Private Office

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