



Features

- 57,600 SF office building in a prime area of downtown
- Recently renovated lobby and common areas with energy efficient lighting upgrades
- Tons of historic architectural details and character
- Views of overlooking downtown and McLevy Green
- Easy access to Interstate 95 and the Route 8/28 Connector

Neighborhood

Downtown Bridgeport - Walk to nearby restaurants, shops, cafes, bars and more. Located at the corner of State Street and Broad Street, just two blocks from the Bridgeport Transportation Center (MTA, Amtrak, local and regional bus service).

Availability

From 1,205 - 4,305 RSF

3rd Floor Office:	1,700 RSF
4th Floor Office:	1,256 RSF
	1,205 RSF*
	3,100 RSF*
4th Floor Combined:	4,305 RSF*

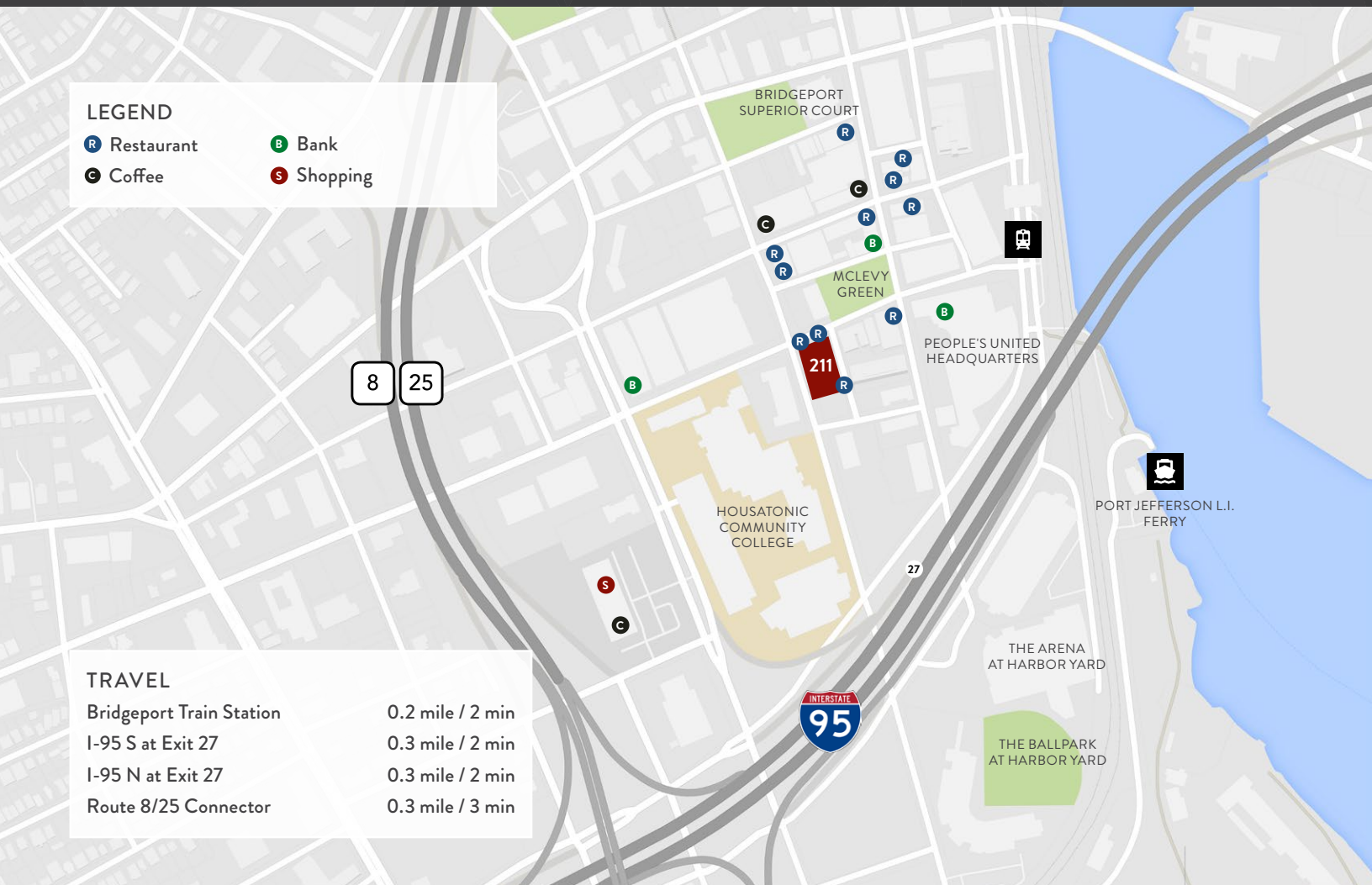
Rent: \$16.50 - 18.50 PSF gross + elec.

Contact

SCOTT RAASCH *Director of Business Development*
T.203.286.5813 / sraasch@forstonecapital.com

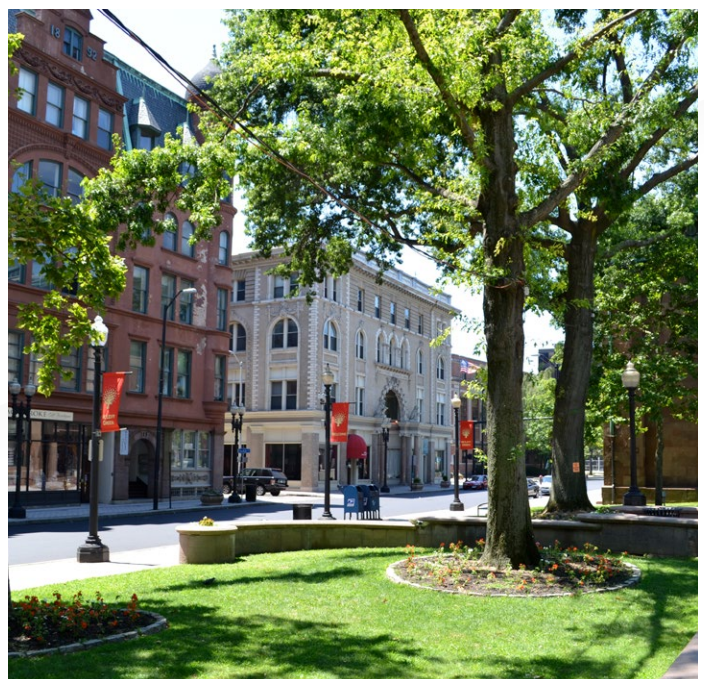


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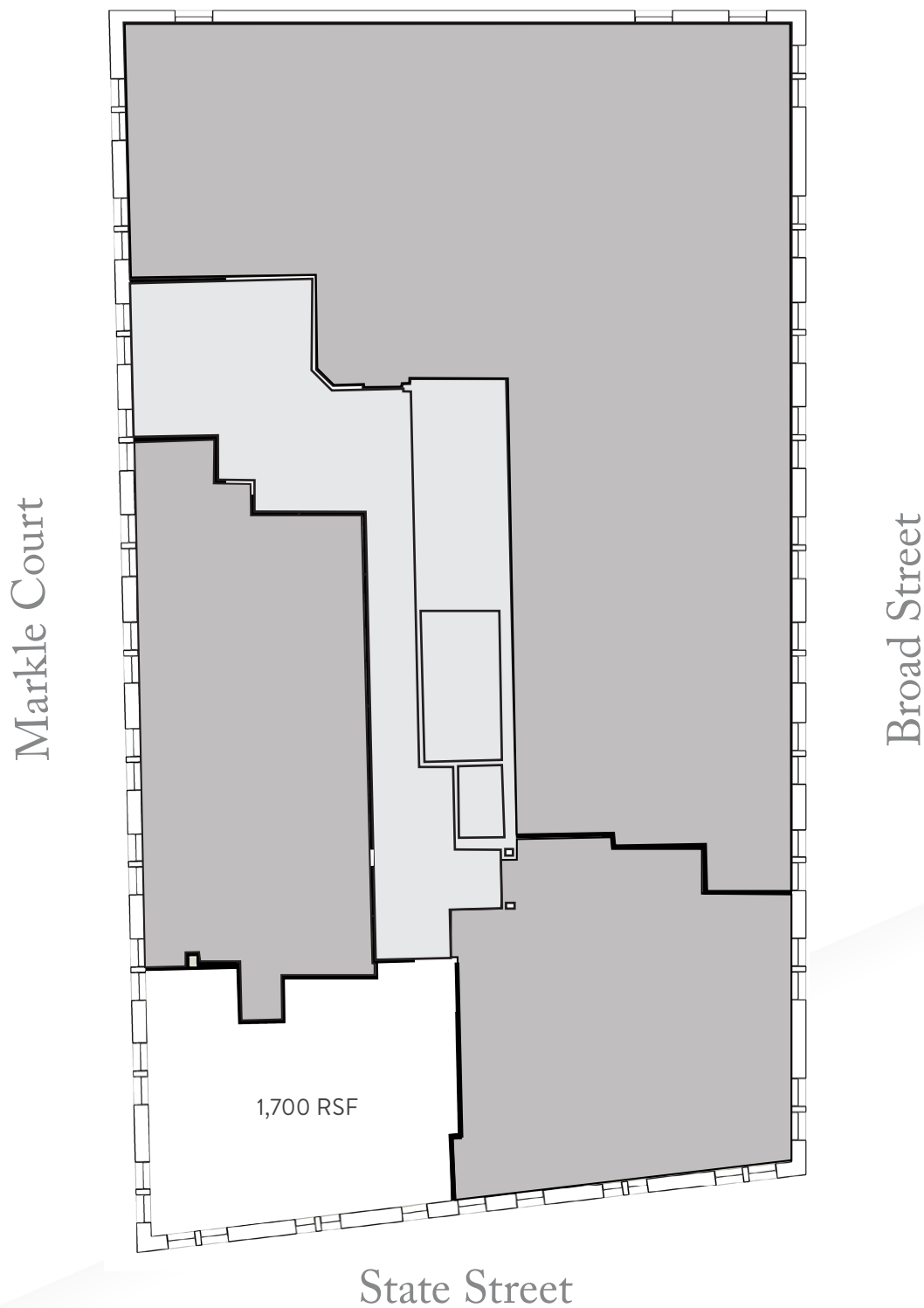
Specifications

RBA:	57,600 RSF
Floors:	4
Typical Floor:	13,000 SF
Ceiling Height:	Up to 11'
Parking:	3 per 1,000 SF
HVAC:	Hot Water Baseboard & Hydrocoils
Electric:	2,000 Amps, 3 Phase
Data Providers:	Optimum Online, ATT Phone & Fiber Tech Internet
Security:	Manned Security Desk During Peak Hours 24/7 Key Card Access



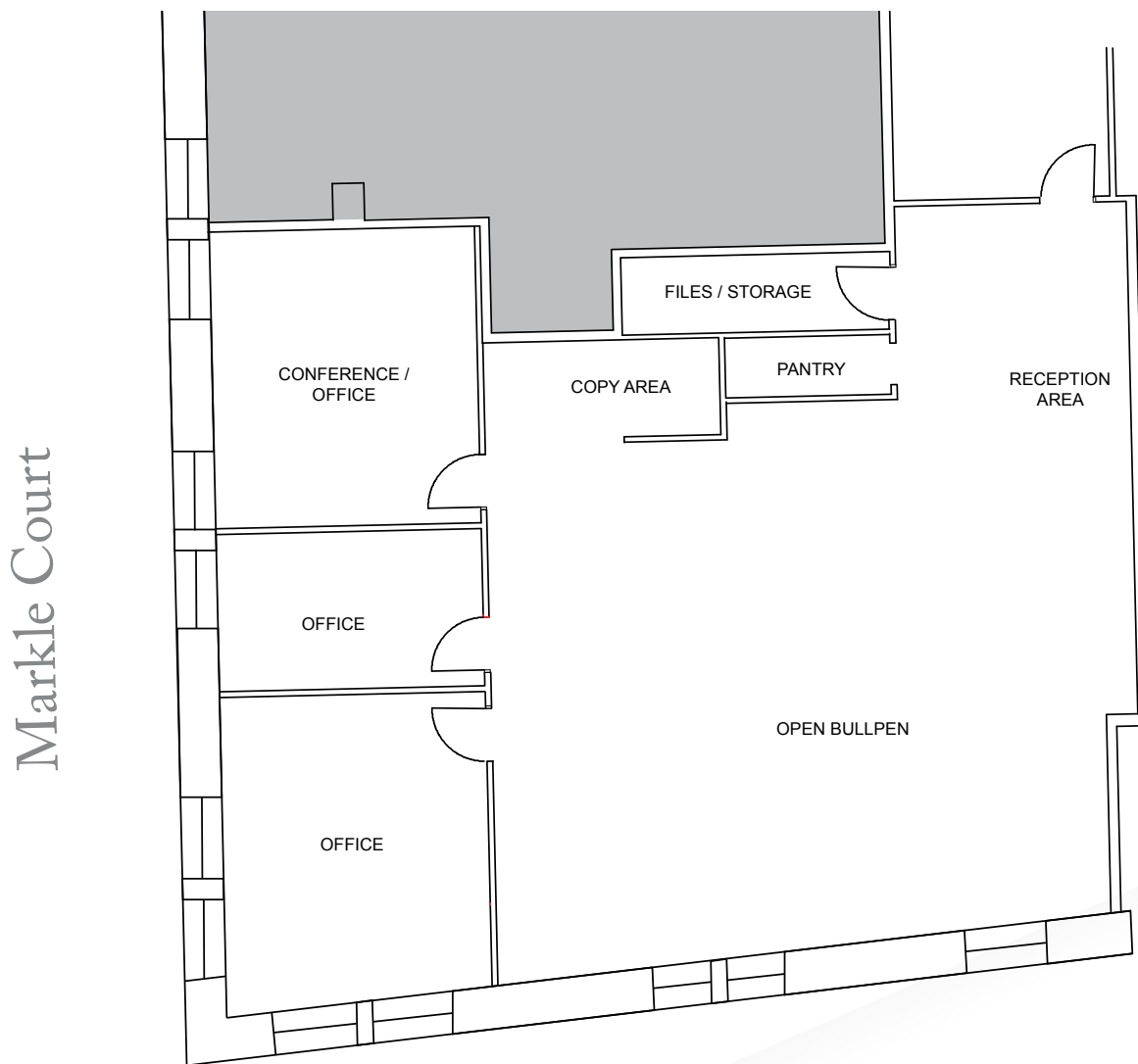
Third Floor

UP TO 4,035 RSF OF OFFICE SPACE



Third Floor Configuration

1,700 RSF OFFICE SPACE



Fourth Floor

