

For Sublease

18,159 - 245,704 RSF
Office, Lab, & Warehouse Space

710 Bridgeport Avenue, Shelton, CT 06484



Building Specifics



40' x 40' column spacing



Loading Docks: 2 Docks High Exterior, 4 Dock High Interior



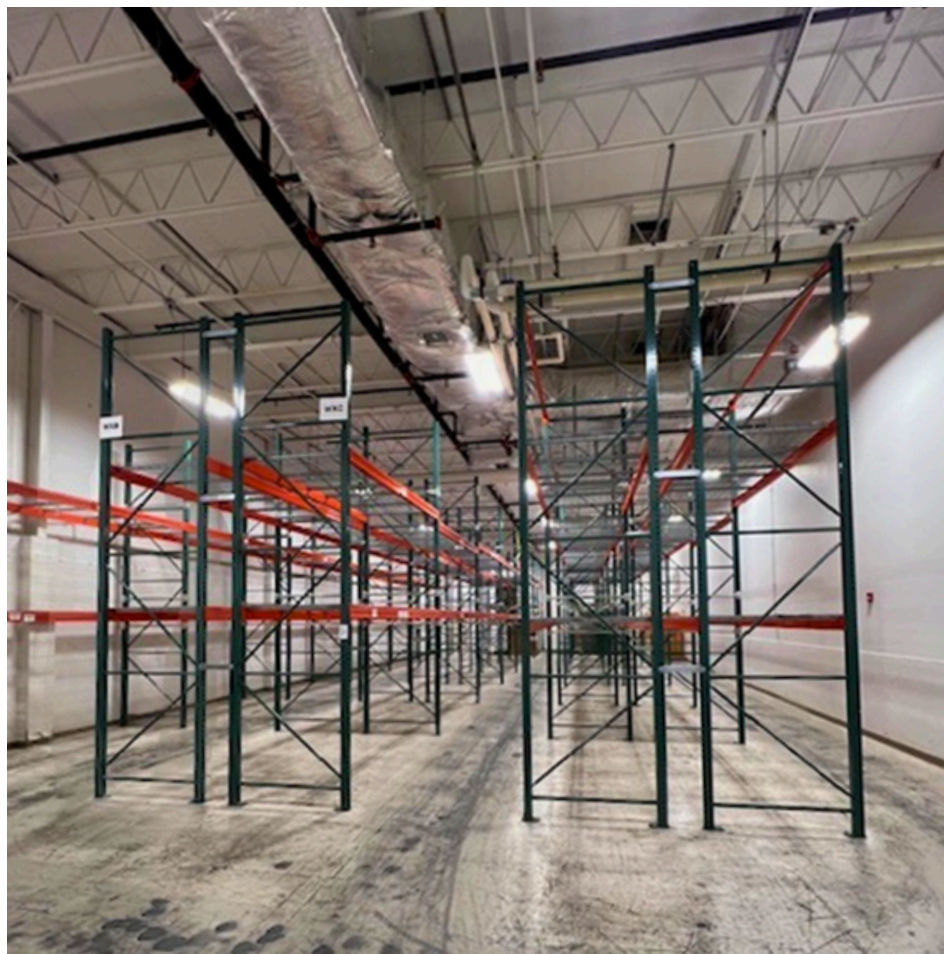
Overhead Doors: 1



Fitness Facility



Shared Cafeteria



Sublease Availability



18,159 - 245,704 RSF for Sublease

- Suite 101: 39,771 RSF - Office
- Suite 102: 106,381 RSF - Labs, Office, Mezzanine & Warehouse Space
- Suite 201: 58,721 RSF - Labs, Office - Occupied by PerkinElmer, N/A unless Subtenant taking entire 245,704 RSF
- Suite 202: 18,159 RSF - Office
- Suite 301: 19,310 RSF - Office



Rent: Negotiable

Additional Rent: \$4.50/SF



Term: Through July 2032



Date Available following Sublease Execution:

- Entire 245,704 SF available in ~9 months
- Suite 102 available in ~3 months
- Suite 101, 202 & 301 available immediately



Warehouse Availability



Multiple Clean Rooms



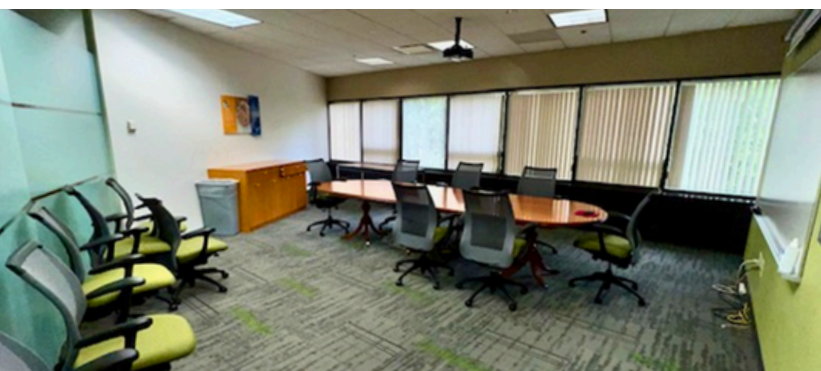
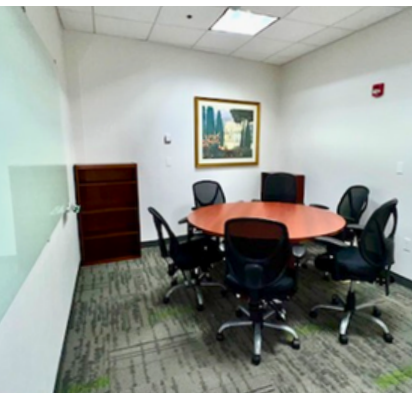
Furniture Available



Recently Renovated Office



Dedicated Entrance for 2nd Floor Office Space



1st Floor Plan

Suite 102
106,381 RSF

Suite 101
39,771 RSF

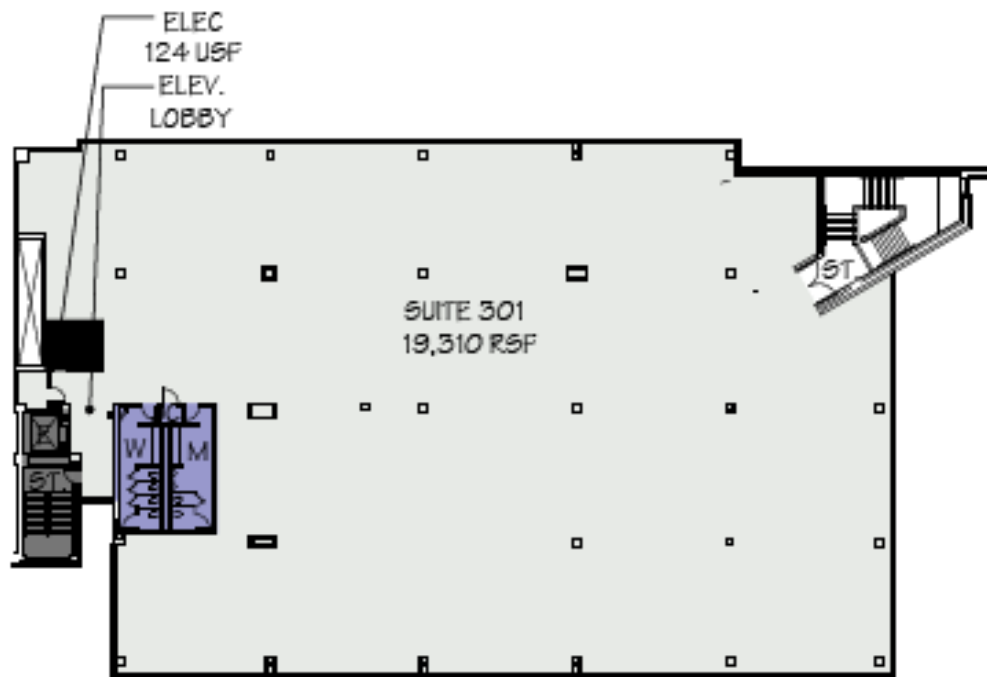


2nd Floor Plan

Suite 201
58,721 RSF



3rd Floor Plan



Suite 301
19,310 RSF

Building Aerial





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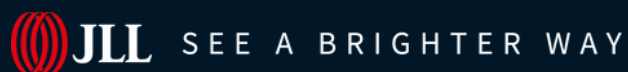
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