

VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

OFFICE BUILDING for SALE or LEASE



4600 MAIN STREET, Bridgeport, Connecticut

19,905 Sq Ft Building Size

Lease Space Available: First Floor 4,498 RSF
Second Floor 10,480 RSF (dividable)

Building: Multi level elevator building

Parking: 73 parking spaces including 48 covered spaces

Layout: Unfinished office area can be designed exactly to your liking.

Sale Price REDUCED: \$1,500,000

Lease Rate: \$16.00 Net

For additional information please contact:

Bruce Wettenstein, SIOR
203.226.7101 ext. 2
bruce@vidalwettenstein.com or

Randy Vidal
203.226.7101 ext. 3
randy@vidalwettenstein.com

- Only Minutes to St. Vincent's Hospital & seconds to Merritt Parkway
- Bus Stop directly in front of the building
- Traffic light at property entrance

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
Phone: (203) 226-7101
www.vidalwettenstein.com

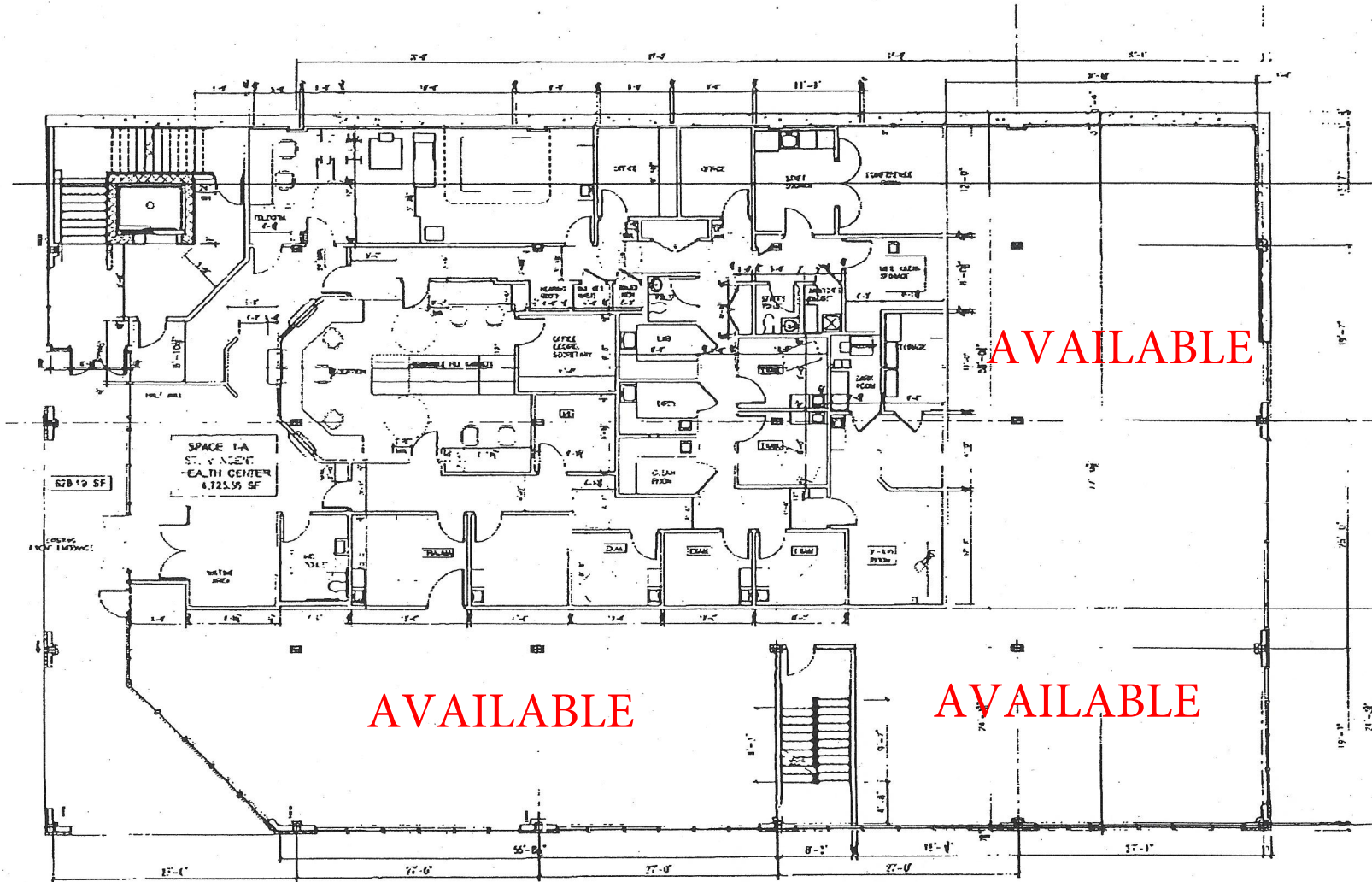
Property Information

4600 Main Street City Bridgeport

| Building Info | | | | Utilities |
|-----------------------------|--|--------------------|----------------------------|-----------------------------|
| Total Bldg. Sq FT: | 40,870 Sq Ft (Includes underground parking garage) | | | Volts: 208 3 phase |
| Gross Rentable sq ft: | 19,905 | Sprinkler: | Yes Wet | Amps: 600 |
| Number of floors: | 2 | Heating Type: | Gas Forced Hot Air | Water: City |
| Sale Price REDUCED : | \$1,500,000 | AC Main Bldg: | Yes | Sewer: City |
| Asking Lease Rate: | \$16.00 | AC Office: | Yes | Gas: Yes |
| Lease Terms: | NNN | Construction Type: | Steel Masonry | |
| TI Allowance: | TBD | Roof: | Gable | Tax Assessment: \$1,615,000 |
| Acres: | .11ac | Year Built: | 2004 | Taxes: \$67,596 |
| Zoning: | ORR | Fiber Optic: | Yes | |
| | | Elevator: | Yes | Transportation: |
| | | Parking: | 73. 48 covered, 25 surface | Distance to Hwy: 1/4 Mile |
| | | | | Nearest Hwy: Merritt Pkwy |
| | | | | Public Bus stop at site |
| | | | | |

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EXHIBIT "B"



1ST FLOOR PLAN SCALE 3/16" = 1'-0"

The printing of this plan is the property of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.

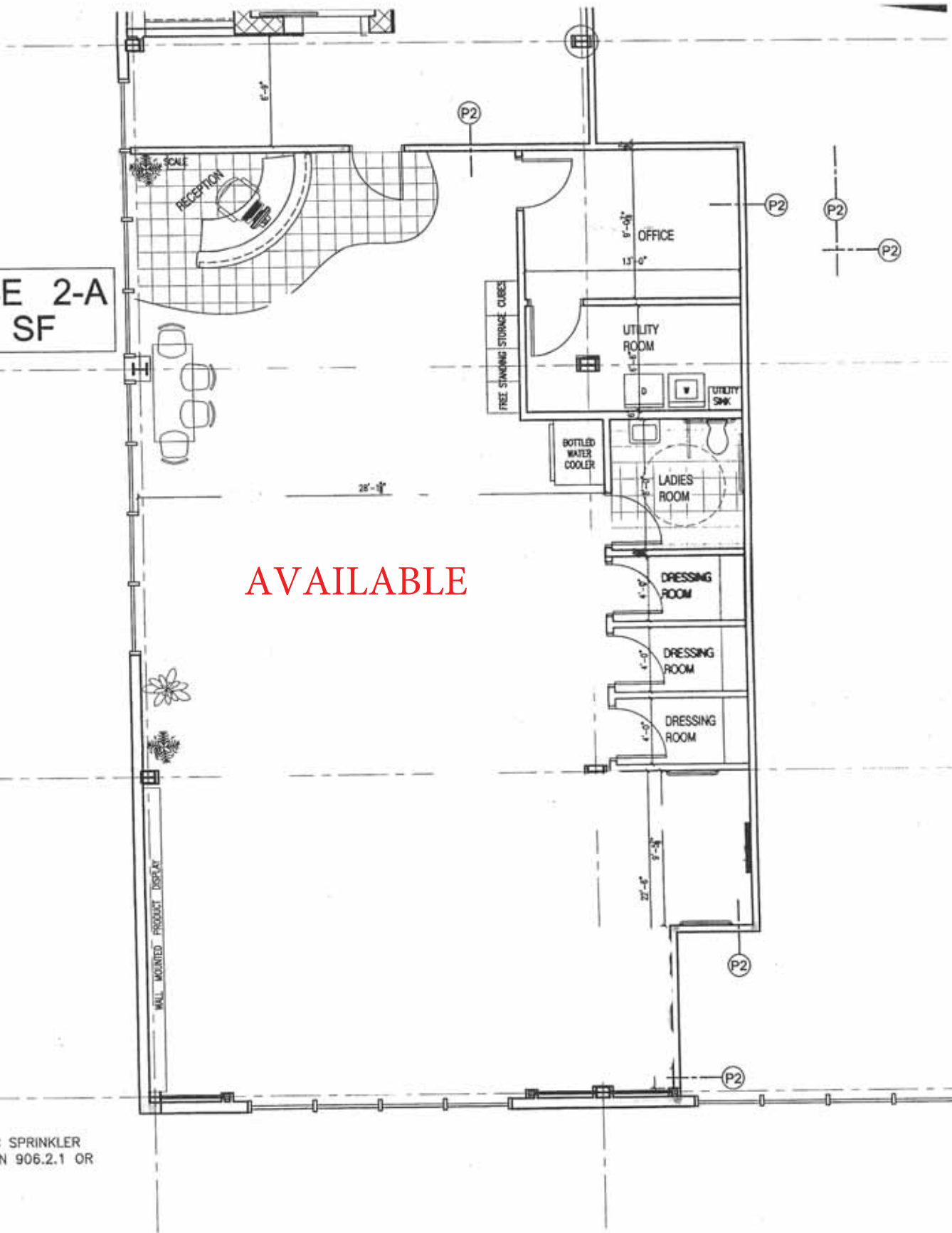
| | | | |
|--|----------------|--------------|--------------|
| 11 VINCENY MEDICAL CENTER 440 W. AVENUE BIRMINGHAM, AL | DATE: 10/03/04 | NO.: | AS NOTED |
| PROJECT NO.: | PROJECT NO.: | PROJECT NO.: | PROJECT NO.: |

GUEDES - KHAN INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bldg. CT, 06810
 Tel. 203-967-5180 Fax. 203-967-4961

| | | | |
|-----------|-----|------|-------------|
| REVISIONS | NO. | DATE | DESCRIPTION |
| 1 | 1 | | |
| 2 | 2 | | |
| 3 | 3 | | |
| 4 | 4 | | |
| 5 | 5 | | |
| 6 | 6 | | |

A-1

E 2-A
SF

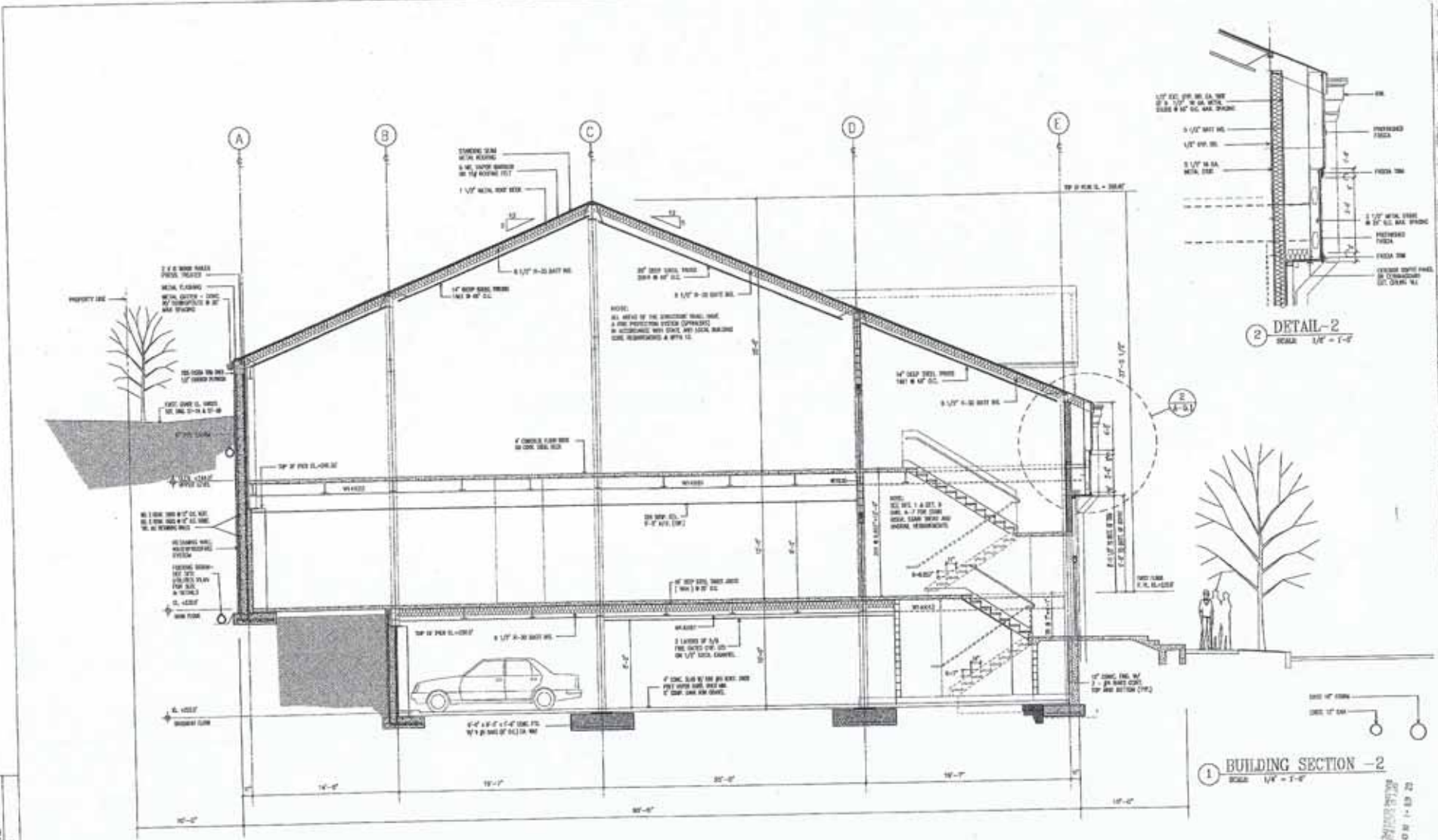


AVAILABLE

SPRINKLER
N 906.2.1 OR

ING
WALLS
DOORS

4600 MAIN MEDICAL BUILDING
4600 MAIN STREET
BRIDGEPORT, CT.



| | |
|---------------|--|
| FILE NAME | |
| REVISION NO. | |
| REVISION BY | |
| REVISION DATE | |
| PLIST DATE | |

| Date | Revisions | No. | Date | Revisions | No. | Date | Revisions | No. |
|-----------|-----------------------|-----|------|-----------|-----|------|-----------|-----|
| 1/17/2002 | REVISED SHEET PLACING | 001 | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |

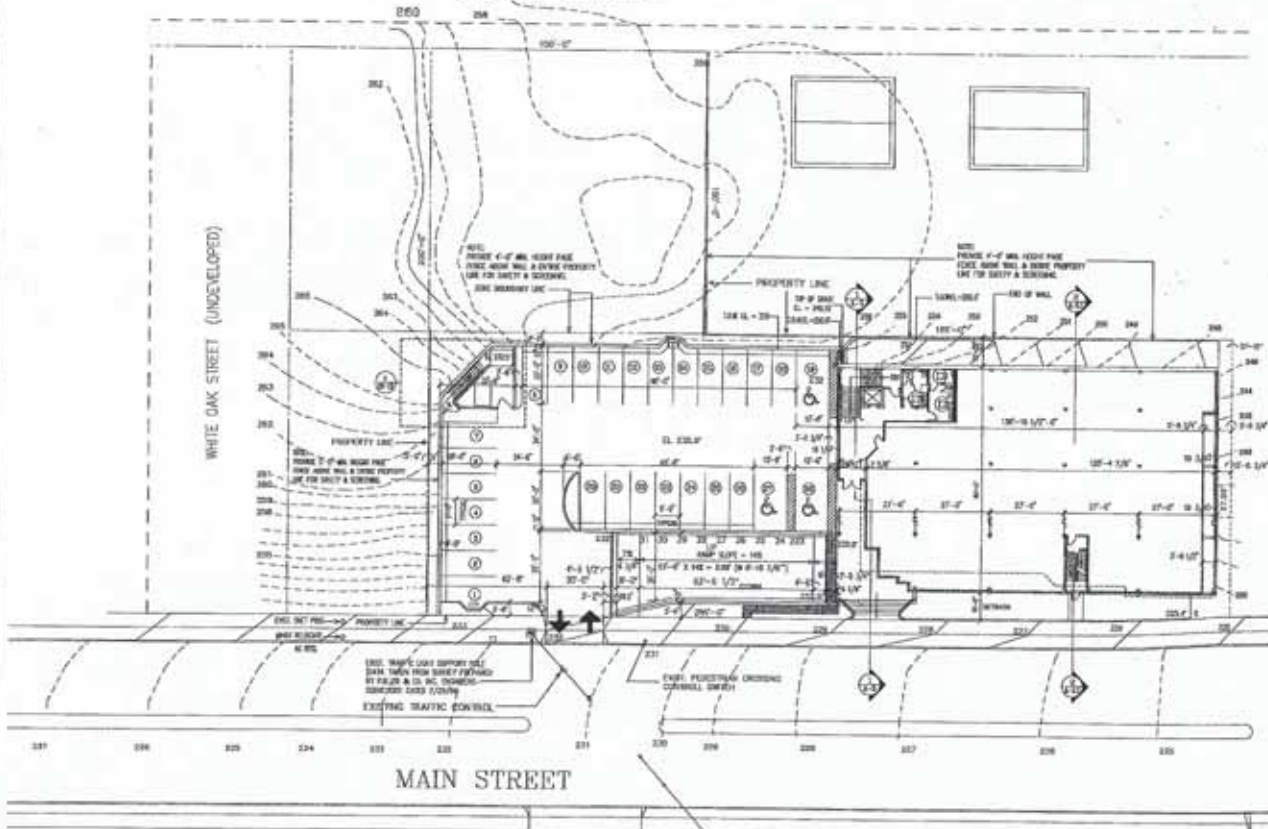
PROJECT: OFFICE SPACE
 ADDRESS: 4800 MAIN STREET BRIDGEPORT, CT
 SHEET: A-5.1
 DATE: 1/17/02
 SCALE: AS SHOWN
 DRAWN BY: JAV

PROJECT: OFFICE SPACE
 ADDRESS: 4800 MAIN STREET BRIDGEPORT, CT
PAE
 ARCHITECTURE, ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCE
 100 STATE STREET BRIDGEPORT, CONNECTICUT 06610
 TEL: 203.338.1000 FAX: 203.338.1001

OLIVER STREET

WHITE OAK STREET (UNDEVELOPED)

MAIN STREET



BUILDING CODE DATA

A. USE GROUP & DIVISION
 B. TYPE OF CONSTRUCTION OR NONCONFORMING PROVISIONS
 C. OCCUPIED LOADS

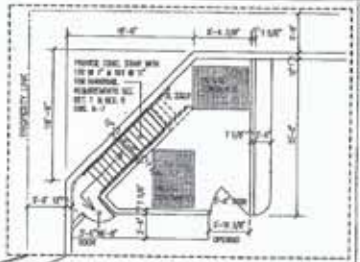
| FLOOR | NET FLOOR AREA | NO. OF PERSONS |
|--------------|----------------|----------------|
| OFFICE SPACE | | 100 |
| STREET FLOOR | 1,500 SQ. FT. | 100 |
| SECOND FLOOR | 1,500 SQ. FT. | 100 |
| ROOF | | 100 |

A FIVE PERCENTAGE EXCESS (EXCESSIVE) SYSTEM SHALL BE PROVIDED FOR ALL
 AREAS OF THE BUILDING AS ACCORDING WITH ALL STATE & LOCAL CODES & 1079A-12

D. LABORATORY & TESTS - AS ACCORDING WITH THE CITY
 ENGINEERING DEPARTMENT

E. FINISH SPECIFICATIONS

| CONSTRUCTION | REQUIREMENT | NOTES |
|--------------------|-------------|--|
| EXTERIOR WALLS | 1. IN. | CONCRETE MASONRY FOR A ROCK FACED WITH THREE 1/2" OF 2" G. WALLS. USE 2.000 PSI 2. EXTERIOR CEILING BRACING SYSTEM USE 2" X 4" BRACES, TOP & BOTTOM (SPACING - BASED ON 4. INCH) |
| FLOOR FINISHES | 1. IN. | ACRYLIC FINISH - 1/2" OVER 1/2" G. BOARD OR (A. 1/2" - 1/2" G. BOARD) |
| CEILING FINISHES | 1. IN. | 1/2" G. BOARD ON STEEL JOIST ON STEEL BEAMS SUPPORTED BY CONCRETE TIE BEAMS WITH BRACES. USE CLASS A CEILING WITH THE MINIMUM SUPPORTS - BASED UPON 12. INCH |
| ROOFING OF CEILING | 1. IN. | STEEL LATH 1/2" OVER 1/2" G. BOARD ON STEEL BEAMS ON STEEL JOIST WITH CLIPS BASED UPON THE JOIST SPACING ACCORDING TO THE JOIST |
| STAIR FOR SERVICE | 1. IN. | STEEL LATH 1/2" OVER 1/2" G. BOARD ON STEEL BEAMS ON STEEL JOIST WITH CLIPS BASED UPON THE JOIST SPACING ACCORDING TO THE JOIST |
| ROOFING OF CEILING | 1. IN. | STEEL LATH 1/2" OVER 1/2" G. BOARD ON STEEL BEAMS ON STEEL JOIST WITH CLIPS BASED UPON THE JOIST SPACING ACCORDING TO THE JOIST |
| ROOF FINISHES | 1. IN. | ACRYLIC FINISH - 1/2" OVER 1/2" G. BOARD OR (A. 1/2" - 1/2" G. BOARD) |
| ROOF CONSTRUCTION | 1. IN. | STEEL LATH 1/2" OVER 1/2" G. BOARD ON STEEL BEAMS ON STEEL JOIST WITH CLIPS BASED UPON THE JOIST SPACING ACCORDING TO THE JOIST |



DETAIL 1
REAR VIEW - 1/2"

SITE PLAN/FIRST FLOOR
 SCALE: 1" = 30'-0"

ZONING REQUIREMENTS

| REQUIREMENT | REQUIREMENT | REQUIREMENT |
|----------------------------------|----------------|----------------|
| MINIMUM SETBACK | 5 FEET | 5 FEET |
| MINIMUM FRONT SETBACK | 10 FEET | 10 FEET |
| MINIMUM SIDE SETBACK | 5 FEET | 5 FEET |
| MINIMUM REAR SETBACK | 5 FEET | 5 FEET |
| MINIMUM HEIGHT | 10 FEET | 10 FEET |
| MINIMUM AREA | 10,000 SQ. FT. | 10,000 SQ. FT. |
| MINIMUM LOT AREA | 10,000 SQ. FT. | 10,000 SQ. FT. |
| MINIMUM LOT DEPTH | 100 FEET | 100 FEET |
| MINIMUM LOT WIDTH | 100 FEET | 100 FEET |
| MINIMUM LOT AREA PER SQUARE FOOT | 100 | 100 |

| REQUIREMENT | REQUIREMENT | REQUIREMENT |
|------------------------------|----------------|----------------|
| MINIMUM SETBACK | 5 FEET | 5 FEET |
| MINIMUM FRONT SETBACK | 10 FEET | 10 FEET |
| MINIMUM SIDE SETBACK | 5 FEET | 5 FEET |
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| MINIMUM LOT DEPTH | 100 FEET | 100 FEET |
| MINIMUM LOT WIDTH | 100 FEET | 100 FEET |
| MINIMUM AREA PER SQUARE FOOT | 100 | 100 |

| DATE | REVISION | BY | DATE | REVISION | BY |
|------|----------|----|------|----------|----|
| | | | | | |

| DATE | REVISION | BY | DATE | REVISION | BY |
|------|----------|----|------|----------|----|
| | | | | | |



Job No. 30200
 Drawn BY: JC
 Checked BY:
 Scale: 1" = 30'-0"
 Date: 3/11/98

Project: **ST-1B**

OFFICE SPACE
 4600 MAIN STREET BRIDGEPORT, CT









