

**RIVERVIEW OFFICE BUILDING
TRUMBULL, CT
PROPERTY FACT SHEET**

Property Address: 48 Monroe Turnpike
Trumbull, CT

Property Type: Office Building

Land Size: 17.607 acres

Gross Building Area: 240,000 \pm Square Feet

Net Rentable Area: 237,500 \pm Square Feet

Land/Building Ratio: 3.20

Zoning: B-C Commercial

Elevators: 3 Passenger Elevators

HVAC: Gas-fired baseboard hot water heat with central air-conditioning. A/C units on the roof.

Parking: 1,200 parking spaces. 5 cars per 1,000 square feet

Special Features: Computer room with Halon and UPS system. Twin back up generators. Truck height loading dock. Cafeteria/dining room with full kitchen. Fitness center with men's and women's locker rooms.

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LEASE SUMMARY**

Tenant: United Health Services (formerly Oxford Health Plans)

Rentable Square Feet: 237,500

Lease Execution Date: September 5, 1995

Original Lease
Expiration Date: May 31, 2003

Current Lease
Expiration Date: May 31, 2012

Current Annual Rent: \$1,686,250 NNN - \$7.10/SF

Options to Renew: Two additional 3-year option

Term	Annual Rent	Monthly Rent	\$/SF
6/1/12 - 5/31/15	\$1,769,375	\$147,447.92	\$7.45
6/1/15 – 5/31/18	\$1,857,250	\$154,770.83	\$7.82

All option notices must be given at least 12 months prior to the end of the term.
The options are for the entire premises only.
There are no options for surrender of space.

Rent is based on a tenant managed/operated building and Landlord is only responsible for repairs to the structure and roof.

Right of First Refusal: Tenant has the right of first refusal to purchase the building after a 20-business day notice period.

**RIVERVIEW OFFICE BUILDING
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PROPERTY AERIAL PHOTOS**

